DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
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DEPUTY DIRECTOR

February 10, 1999

Mr. Gary Gill, Interim Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) for the
Master Plan for Improvements to Kalama Beach Park
Tax Map Key: 4-3-16: 04; Kailua, Oahu, Hawaii

The Department of Design and Construction, City and County of Honolulu, has reviewed the final EA for the subject project, and recommends a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the February 23, 1999 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication form, four copies of the final EA, and the project summary on a diskette. Please call Glenn Mason of Mason Architects, Inc. at 536-0556 if you have any questions.

Sincerely,

RANDALL K. FUJIKI
Director

RKF:gt
Attachment
cc: Mason Architects, Inc.

1999-02-23-OA-FEA-

Final Environmental Assessment

Master Plan for Improvements to *Kalama Beach Park*

Kailua, Koolaupoko, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements of Chapter 343,
Hawaii Revised Statures and
Title 11, Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii

Responsible Official: _____ Date: FEB 10 1999

Randall Fujiki, Director
Department of Design and Construction
City and County of Honolulu

SUMMARY INFORMATION

PROPOSED ACTION:	Master plan for improvements to Kalama Beach Park and restoration of the historic Boettcher Residence, which is located in the park on the makai side of North Kalaheo Avenue. Work includes the net addition of 7 parking stalls, new walkways, demolition of the existing, and construction of new caretaker's cottage, minor landscaping improvements, repairs to the Boettcher Residence and accessibility improvements throughout the site and residence for persons with disabilities.
PROPOSING AGENCY:	Department of Design and Construction City and County of Honolulu
LOCATION:	248 North Kalaheo Avenue Kailua, district of Koolaupoko, Oahu
TAX MAP KEY:	4-3-16:04
LAND AREA:	4 acres
LAND OWNER:	City & County of Honolulu
STATE LAND USE DISTRICT:	Urban
DEVELOPMENT PLAN AREA: Land Use Map:	Koolaupoko Parks and Recreation
ZONING:	P-2
EXISTING USE:	Beach Park
PROPOSED USE:	Beach park. The proposed use does not differ from its current use. The use is consistent with the area's zoning and Special Management Area objectives and policies. No significant adverse effects are anticipated.
CONTACT PERSON:	Glenn Mason, Mason Architects, Inc. 119 Merchant Street, Suite 501 Honolulu, HI 96813 (phone: 536-0556)
PUBLIC COMMENT DEADLINE	November 23, 1998

PERMITS REQUIRED PRIOR TO IMPLEMENTATION: SMA, shoreline setback variance, shoreline certification, and building permits for each phase of work.

PUBLIC LIBRARY WHERE DOCUMENT WILL BE AVAILABLE: Kailua Public Library

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1 PROJECT OVERVIEW

1.1 Location, Existing Use, and Land Ownership

The City and County of Honolulu proposes to make improvements to Kalama Beach Park and to restore the historic Boettcher Residence, which is located in the park. Kalama Beach Park is located on the makai side of North Kalaheo Avenue (248 North Kalaheo Avenue, T.M.K. 4-3-16:04). See Figures 1, 2, and 3 for location maps.

The City and County of Honolulu owns both the land and the buildings. The current uses in the building include offices for the Department of Parks and Recreation and meeting rooms for private non-profit groups and government agencies. Kalama Beach Park is a passive park used primarily to gain access to Kailua Beach.

The building is proposed to be used primarily as community meeting space, with reservations for space made in advance with the Department of Parks and Recreation. Specific occupants of the building after restoration have not been finalized.

1.2 Summary of Proposed Action

1.2.1 Site

Access to the park and the beach will be improved by adding parking and creating a continuous accessible pathway which connects all elements of the park including the beach. Critical areas of the landscape will be restored to match the condition when the site was occupied as a residence. A summary of all site related action follows:

- Creation of a new freestanding caretaker's cottage (see Appendix A, figure 7) to be located away from the main house and beach access. The cottage will replace the existing one to be removed as part of the restoration of the main house (see below). The location will provide good visibility to the primary areas of the park and residence while opening up the central portion of the park.
- Relocation of the showers from the Lanikai side of the comfort station to the makai side of the comfort station.
- Revisions to the exterior grounds including: an addition of seven paved parking stalls to the existing parking lot, minor landscaping improvements and providing walkways and other means to satisfy accessibility requirements for the park and beach.
- Creation of additional open grassed area at the makai side of the house for picnicking and other activities.

- Restoration of the sand dune and Naupaka along the shoreline.
- Removal of several volunteer Ironwood trees and Relocation of non-significant trees from the central area along the beach dune to the side yards in order to restore historic views and conditions and increase neighbors' privacy.

1.2.2 House

The historic Boettcher Residence is a one-story wood framed building built in 1937 as a vacation home. Major changes to the building occurred in 1988 when, among other changes, the two master bedrooms and bath were converted to a single large meeting room and public bathrooms were installed in the Kaneohe wing of the house, replacing former bedrooms and a bathroom.

The first phase of the restoration project on the building would began in early 1999 and is expected to end in late 1999. The proposed work on the house includes:

- Restoring the exterior and interior of the building to its c. 1937 appearance to the maximum extent possible, which includes repairs to damaged and deteriorated areas.
- Structural improvements to increase its seismic and wind load resistance.
- New electrical systems.
- Removing the existing caretaker's cottage, storage room, and garage connected to the Kaneohe wing of the main house and restoration of the Kaneohe side of the house.
- Refinishing all interior and exterior surfaces of the building.
- Changes to improve the accessibility of the public spaces of the house and site in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

1.3 Design Concept

The exterior of the building will be repaired and stained to match the original light gray color. The existing wood shake roofing will be replaced with new wood shakes. Jalousie windows and one air conditioning window unit will be removed. Doors and casement windows will be restored.

The interior will be partially restored. New toilet rooms will replace the existing toilet rooms which do not meet ADA guidelines, while recreating the historic appearance of the Kaneohe wing.

1.4 Phasing and Cost Estimate

The proposed actions have been broken down into four phases of work. Only the first phase which involves maintenance, repair, and accessibility improvements to the main house have been budgetted for and is currently being bid. The scope of each phase and its associated costs (in today's dollars) are as follows:

Phase I
Reroof main house, repair rafters tails, install roof hold-downs, install new gutters & flashing, install insect screens at attic vents, install roof insulation, provide accessibility improvements to main house, and rebuild the entire pergola trellis.

Projected Cost: $195,899

Approximately $100,000 has been budgeted this year for repair work. In addition up to $12,000 has been budgeted for accessibility improvements. As the projected cost of phase I exceeds the current amount the drawings for phase I were broken down into a base bid and two alternates. If all the work cannot be completed within this year's budget then the alternates will give the Department of Design and Construction firm numbers to budget for the following year.

Phase II
Restore exterior doors and windows, remove A/C and patch wall at Lanikai wing, miscellaneous patching and repair of exterior walls & ceilings, refinish and repair interiors, electrical improvements to the house, and build new display cases at living room.

Projected Cost: $260,204

Phase III
Remove existing concrete walkway and shower. Build new accessible walkway, boardwalk, and shower. Reconfigure and expand parking lot. Restore landscaping. Reset makai lanai stone pavers, and build new fence and gate at Lanikai side of house.

Projected Cost: $179,209

Phase IV
Remove the caretaker's cottage, carport, and storage room #3. Construct a new caretaker's cottage, renovate restrooms, restore Kaneohe wall and roof eave, and renovate kitchen. Conduct plumbing flow test.

Projected Cost: $310,439

2 DESCRIPTION OF THE EXISTING ENVIRONMENT

2.1 Physical Environment

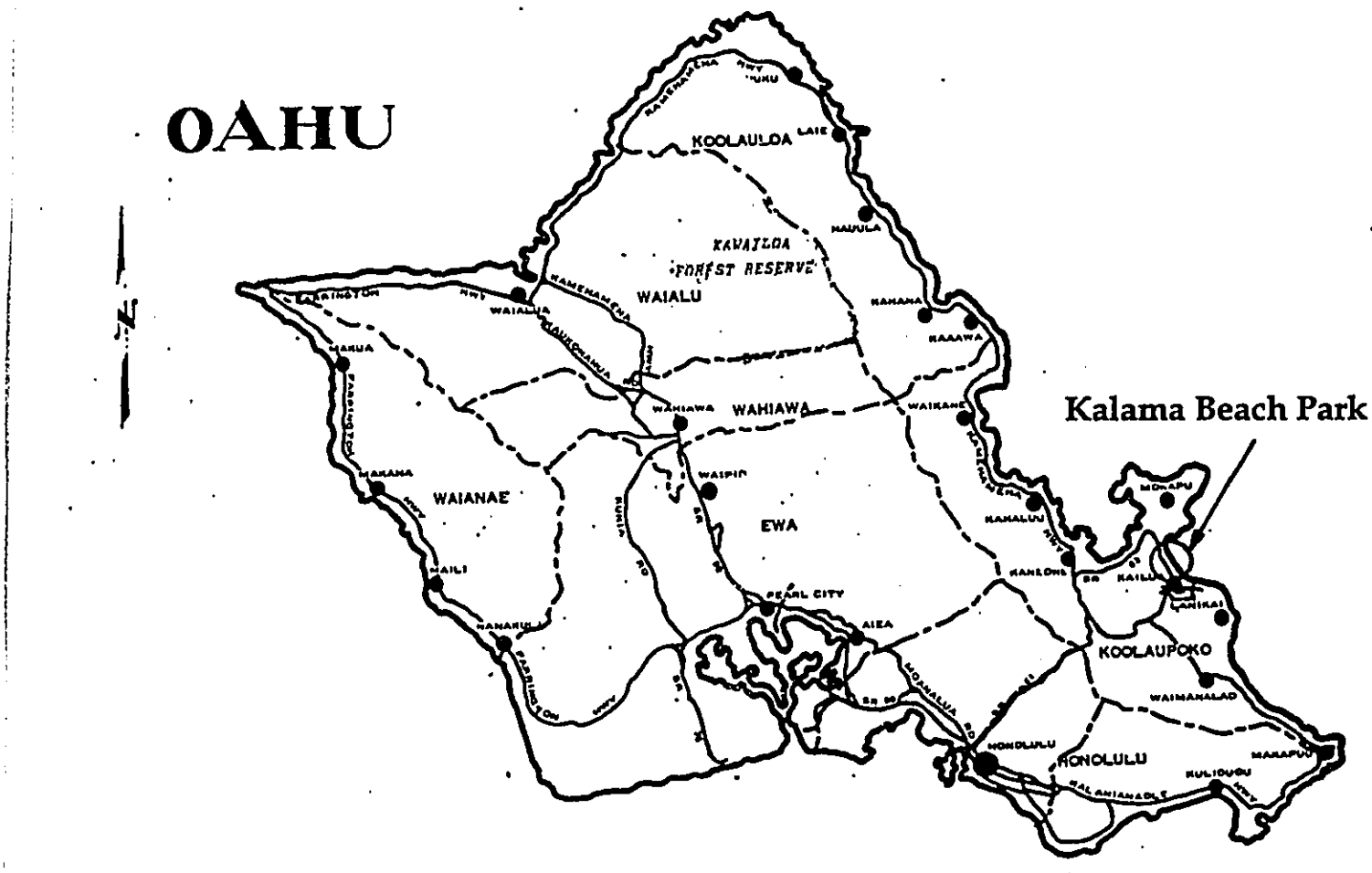
2.1.1 Existing Land Use Designations

The State land use classification of this site is Urban. The property is zoned P2 by the County.

The historic Boettcher Residence was listed on the Hawaii Register of Historic Places in 1992.

The proposed project is essentially a repair project. The project involves no significant change of use nor will it add any floor area to the existing structure.

Figure 1 - Project Site Location Map - Island of Oahu



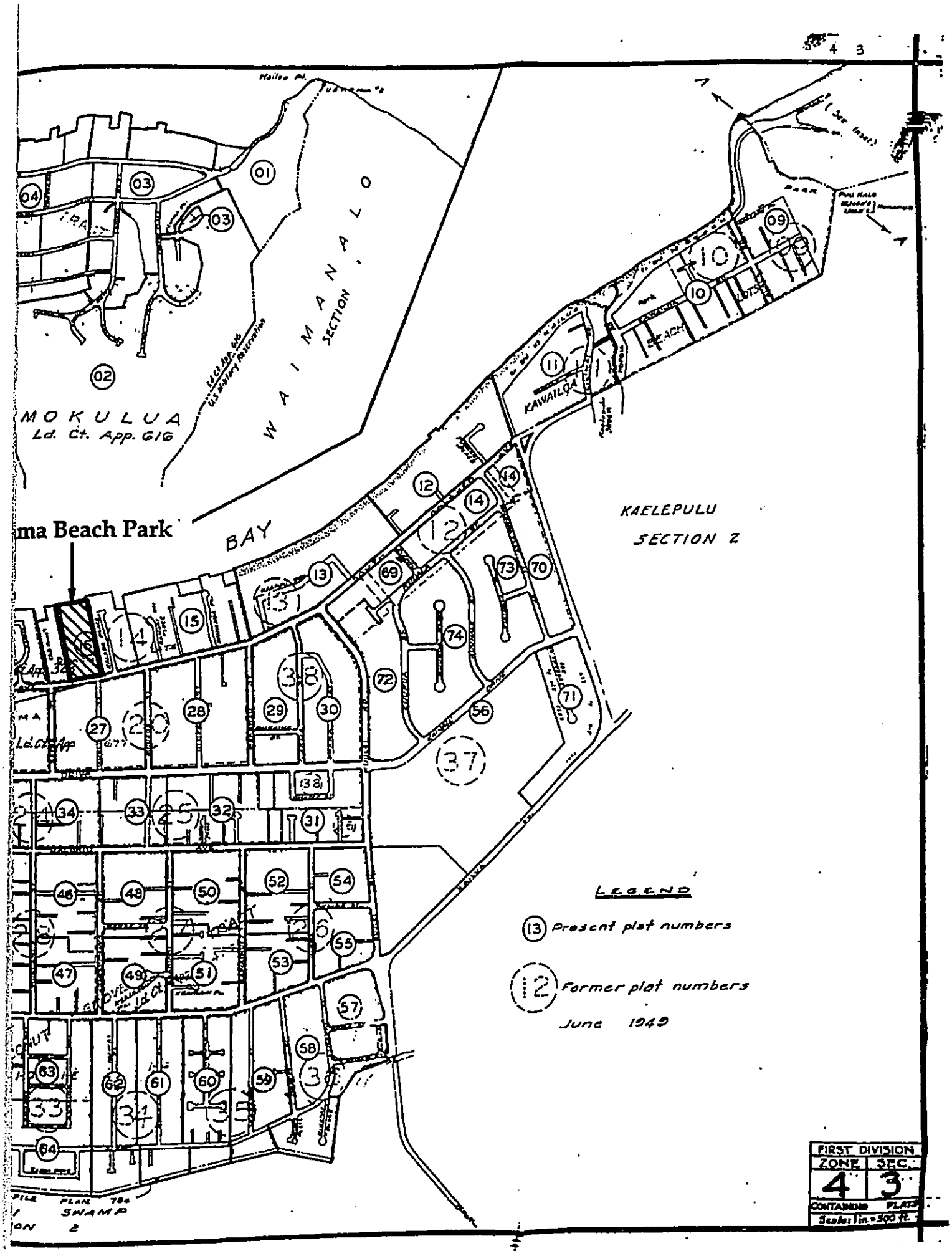
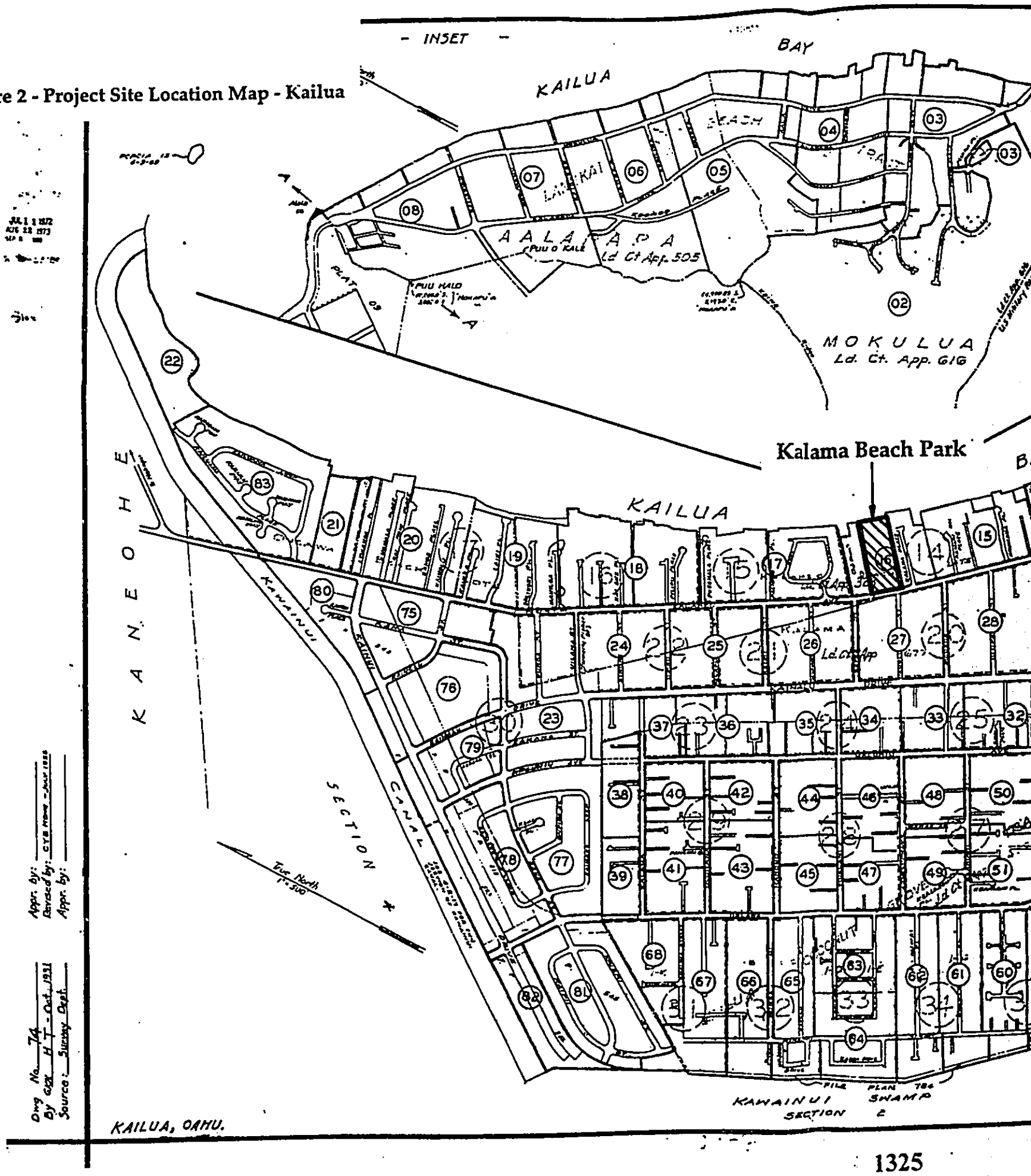

ma Beach Park
MOKULUA
Ld. Ct. App. 616
WAIMANALO
SECTION
BAY
KAELEPULU
SECTION 2
KAIWILOA
BEACH
LEGEND
(13) Present plat numbers
(12) Former plat numbers
June 1949
FIRST DIVISION
ZONE 4
SEC. 3

Figure 2 - Project Site Location Map - Kailua



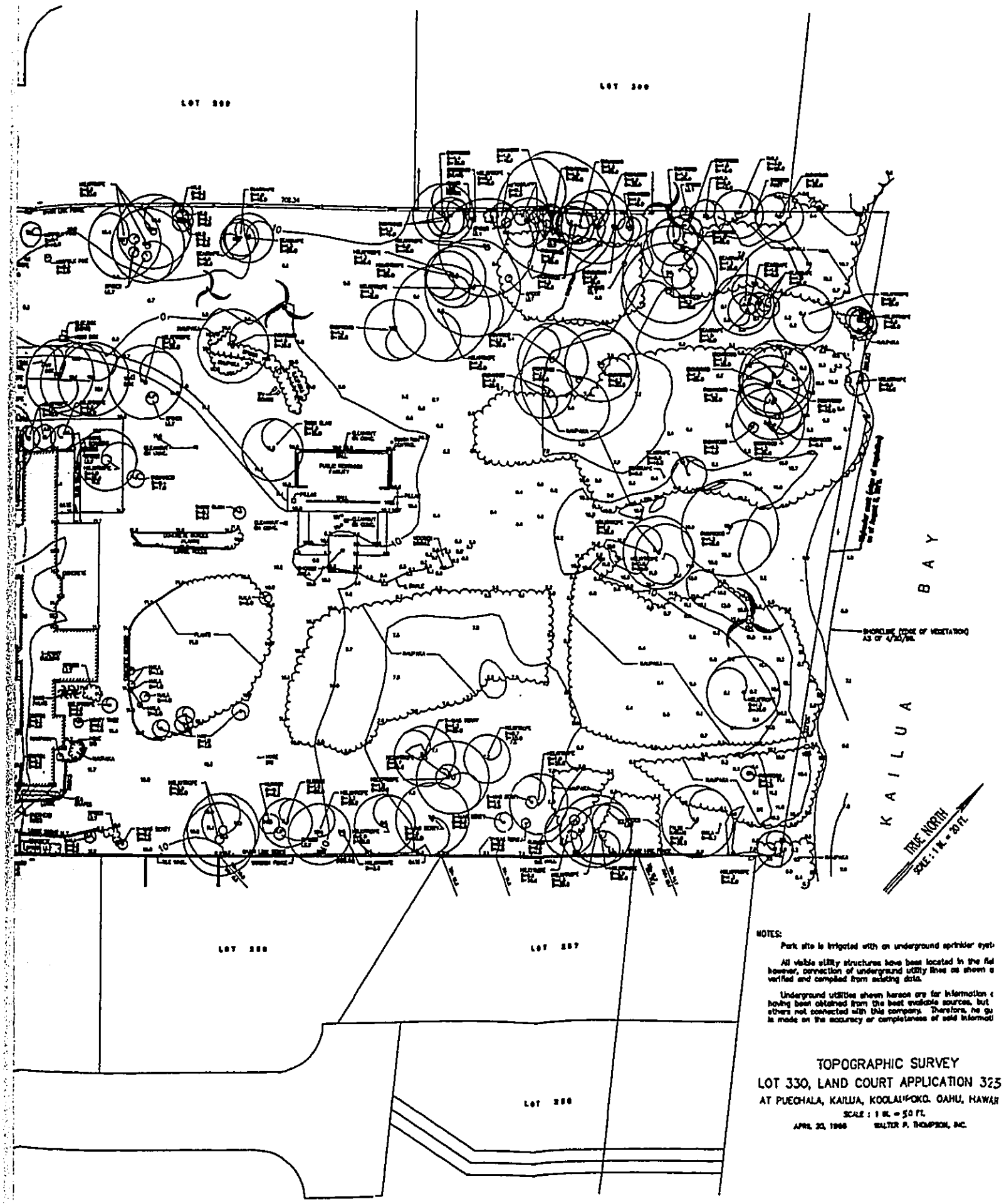
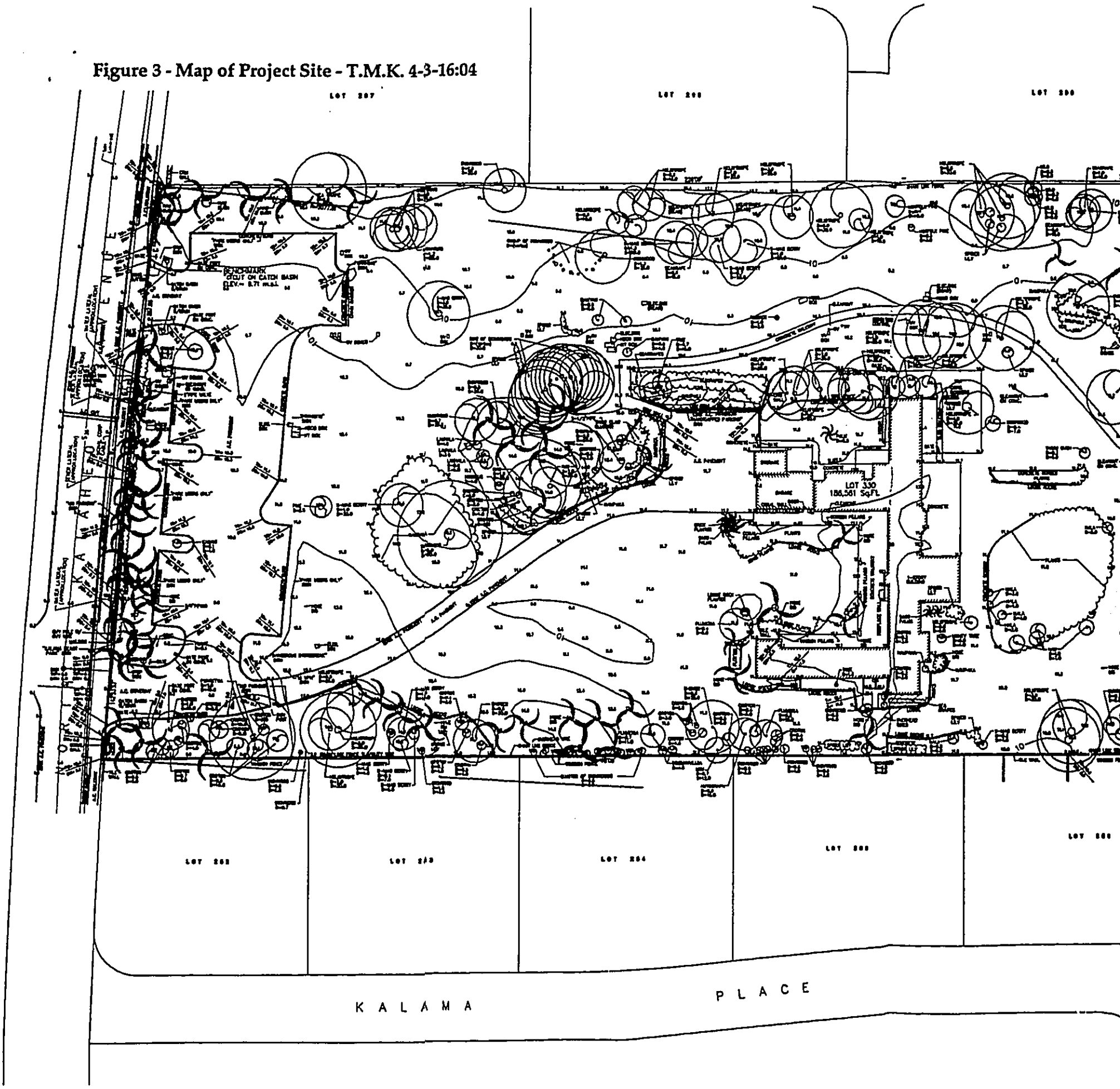

LOT 329
LOT 330
LOT 256
LOT 257
LOT 258
BAY
KAILUA
TRUE NORTH
SCALE : 1 IN. = 20 FT.
NOTES:
Park site is irrigated with an underground sprinkler syst
All visible utility structures have been located in the fiel
however, connection of underground utility lines as shown o
verified and compiled from existing data.
Underground utilities shown hereon are for information
having been obtained from the best available sources, but
others not connected with this company. Therefore, no gu
is made on the accuracy or completeness of said informati
TOPOGRAPHIC SURVEY
LOT 330, LAND COURT APPLICATION 325
AT PUECHALA, KAILUA, KOOLAUPOKO, OAHU, HAWAI
SCALE : 1 IN. = 50 FT.
APRIL 20, 1966
WALTER P. THOMPSON, INC.

Figure 3 - Map of Project Site - T.M.K. 4-3-16:04



2.1.2 Existing Property Use and Surrounding Uses

The building currently provides an office for the Department of Parks and Recreation (DPR) and is used as meeting space for community groups. Aportion of the building also serves as a.dwelling for a caretaker and her family. When it was first built the building served as a vacation home. It functioned much like a hotel with the Kaneohe wing serving as a back of house where the servants lived and worked—out of sight of the owners and their guest.

The property on which the house sits was partially donated to the City and County of Honolulu by Ann Boettcher in 1979 to provide beach access and serve as a public park. Various renovation projects since that time have changed the house and site to better support its new function. This includes the addition of a parking lot along the mauka portion of the site and the addition of a comfort station located half way between the house and the beach. The park is generally lightly used and mainly serves as a conduit between the parking lot and the beach.

The park is located within a residential area zoned R-10 and is flanked by a number of houses on the Kaneohe and Lanikai sides. The mauka property line is defined by North Kalaheo Avenue while the makai property line is defined by the high-water mark of Kailua beach.

The P2 zoning of the property does not allow for single family dwellings. The Department of Planning and Permitting has determined the caretaker's residence is an accessory use and therefore allowable in the P2 zoning. One of the stipulations put forth when the County acquired the property was that a full time live-in caretaker be provided. The purpose of having the caretaker is to improve security for the house and the park, insure regular maintenance, and to provide access to the building for evening functions.

The DPR, which oversees the park, as a condition of the original property acquisition, has provided for a caretaker through its perquisite housing program. The caretaker must be an employee of DPR. The employee signs a contract which requires he/she live on site and perform certain regular duties in addition to regular employment duties for the department, which offsets the rental.

2.1.3 Topography

The project area is generally flat, with a very gentle slope (less than 1%) away from the main house on all sides with dunes located along the shoreline, along a portion of the mauka property between the parking lot and the house at the Lanikai side, and along portions of both side yard property lines. Catch basins located at both entrances to the parking lot pick up storm water run off.

Prior to the site being transferred to the City and County in the late 70s the makai portion of the property consisted almost entirely of Naupaka fields which stretched from the shoreline to within 100 feet of the house. Access to the beach was through small foot paths that wound through the Naupaka. Historic photos from the 1950s (see appendix B) indicate very little elevation change occurred at the shoreline, and that the dunes were lower then they are today. According to a site survey done in 1979 (see Appendix A, figure 9) the shoreline was located approximately 35 feet inland than its current position. The increased beach frontage is from accreted sand.

Since the parking lot was built in the early 1990s public use of the park has greatly increased—mainly as a means of access to the beach. This dramatic increase in pedestrian traffic along with the deterioration of the Naupaka fields has led to the erosion of the sand dune at the primary access point to the beach. In the past year alone the main path from the beach to the comfort station has nearly doubled in width while the sand from the dune has moved much further into the site.

2.1.4 Soils and Vegetation

The soils at the site are accreted beach sand. Ground cover is primarily Bermuda grass. There is a wide variety of shrub and other small plants on the property, but the major plant types on the site are the large stands of beach Naupaka to the makai side of the residence and Ironwood trees and hedges. The Naupaka is increasingly over run by Asystasia Coromandel Iiama, an aggressive weed sometimes called Chinese Violet, that is gradually replacing the Naupaka.

2.1.5 Rainfall, Drainage and Water Resources

Median annual rainfall at Kalama Beach Park is about 35 inches. The porosity of the soils at the site allows for most rainfall on the park to infiltrate the soil. Two catch basins have been provided at the mauka side of the parking lot to catch runoff from the paved areas.

There are no surface water resources on the site. The water quality of Kailua Bay has been listed as Marine Waters Class "A". This classification includes waters that are suitable for recreational purposes, aesthetic enjoyment, propagation of fish, shellfish and wildlife.

2.1.6 Flood and Tsunami Hazard

The proposed project site is located in Zone X, in an area "determined to be outside [the] 500 year flood plain" on the Flood Insurance Rate Map.

2.1.7 Archeological Resources

No archeological investigations have been conducted on this property. Although no archeological resources have been discovered on the site, the presence of pre-contact remains on the site must be considered a possibility.

2.1.8 Natural and Man-Made Hazards and Nuisances

Portuguese man-of-war blown onshore by trade winds are the most common natural hazard found in the waters and along the shoreline at Kailua Beach.

Noise: No noise level measurements have been taken. However, because the historic Boettcher Residence is located in a lightly used park the ambient noise levels are relatively low.

Present barriers to accessibility for persons with disabilities include small steps to get into the Boettcher Residence, toilet rooms in the residence that do not meet ADA accessibility guidelines, no shower transfer benches, no picnic tables that accommodate persons in wheelchairs, no accessible path from the right of way along North Kalaheo Avenue to any of the facilities, and no way for persons in wheelchairs to get to the beach.

2.1.9 Scenic and Open Space Resources

The park buffers the historic Boettcher Residence from neighboring buildings on the Kaneohe and Lanikai sides. The nearest buildings surrounding the park are predominantly one-story residential buildings.

The trees and dune on the makai side of the property block some of the views to the ocean, but the ocean is still visible from the Main House.

2.2 Public Services

2.2.1 Police and Fire Protection

Police protection for the building is provided by the Kailua Police Station located near the corner of Kuulei Road and Kainalu Drive.

Fire protection for the building is provided by the Kailua Fire Station (company 18) located near the corner of Kuulei Road and Kainalu Drive. The fire department estimates the response time is a maximum of 3 minutes.

2.2.2 Solid Waste

Solid waste is collected by staff from the Department of Parks and Recreation as part of the regular maintenance of the parks. The trash is taken to the Kapaa Transfer Station for disposal.

2.3 Infrastructure

2.3.1 Roadways

Vehicular access to the site is via North Kalaheo Avenue, which is a two lane road with shoulders and only an asphalt sidewalk along the makai side. The road is used by local residents and by people traveling between Lanikai and the Kaneohe and Aikahi Park areas. The State Department of Transportation has a 24 hour traffic count taken near the intersection of North Kalaheo Avenue and Mokapu Road which indicate 5,427 cars going in the Kaneohe direction and 5,168 cars going in the Lanikai direction. This project will have no foreseeable impact to the traffic along North Kalaheo Avenue.

2.3.2 Parking

A 26 stall parking lot is located at the mauka end of the park with two access points to North Kalaheo Avenue. The parking lot includes a large unused drop off curb at its makai/Kaneohe side. The house has a two car garage, and a separate one car garage addition that is used only for storage. The turnaround at the garage has one designated accessible parking space but up to two additional cars can often be found parked within the turnaround area.

The current paved parking is adequate for park users during the week, but is often inadequate to accommodate weekend users. When large classes or other functions are scheduled at the residence, particularly on weekends, parking in the paved lot is completely inadequate. In those instances, the lawn area to the Kaneohe side of the site is used for overflow parking, as well as some of the grassed area to the mauka side of the house.

The proposed plan would replace the existing drop off area with seven new parking stalls, and convert three existing stalls into two accessible parking stalls with an 8 foot wide access aisle (see figure 4). The existing turn around area adjacent to the residence carport shall be repaved and striped to accommodate two accessible parking stalls and one small loading zone stall. These changes will result in a gain of 7 stalls for the park.

At times of peak park use, the grassed area adjacent to the parking lot on the Kaneohe side will be used for overflow parking, as is currently the case. One tree will be relocated to allow for more efficient use of the overflow parking area.

2.3.3 Pedestrian Circulation

There are no accessible pathways between the public right of way along North Kalaheo Avenue and any part of the park, including the main house. A 4 foot wide concrete walkway connects the existing accessible parking stall adjacent to the house with the comfort station at the makai side of the main house. Access from the parking lot to this concrete walkway is across a flat grassed distance along the Kaneohe side of the park—approximately 150 feet at its closest point. Access to the main house from the parking lot can be gained by either crossing to the concrete walkway or by going over the grassed dune that lines the makai/Lanikai side of the parking lot to get to the driveway, which leads to the house. Access to the beach from the comfort station is across a steep grass swale and over a sand dune—a distance of approximately 180 feet. An alternate beach access is available around the Lanikai side of the main house. This path is grassed from the driveway to the sand dune along the beach.

The proposed plan will eliminate the existing concrete pathway and replace it with a new paved pathway that will stretch from the right of way along North Kalaheo Avenue all the way to the beach, terminating in a wood boardwalk with a turnaround area at the high-water mark (see appendix A, figure 8 for detail sketches of the boardwalk). This pathway will provide an accessible route for persons with disabilities between all elements of the park, including the main house, caretaker's cottage, comfort station, accessible parking stall, and beach. Walkway passing areas for wheelchairs will be provided at distances no greater than 200 feet apart, in accordance with ADA guidelines. The boardwalk will be made out of multiple 8 foot long sections that can be detached from each other and easily moved to follow any changes in the contour of the dune along the shoreline. The boardwalk will be elevated slightly above the ground—anchored to 12" square concrete footing at the corners of each section. The concrete anchors will also be moveable to allow for changes in the contour. The boardwalk will not affect the littoral processes of the beach. The nearest Bus stop on North Kalaheo Avenue, located a block north of the park, will be relocated to front the park—near the proposed start of the accessible path.

2.3.4 Waste water

A 6" sewer lateral from the property connects to a main sewer line running under North Kalaheo Avenue. The 6" lateral forks into two 4" cast iron laterals just after it enters the property; one to serve the main house, the other to serve the comfort station, restrooms of the Kaneohe wing, and the laundry of the caretaker's cottage. The lateral to the comfort station will be capped and redirected to the new comfort station and caretaker's cottage location. The capacity of the sewer lines is adequate for current and projected loads.

2.3.5 Water

Water service is currently from two service laterals in North Kalaheo Avenue at either end of the front property line. It is adequate for current and future loads.

2.3.6 Other Utilities

Electrical service comes to the building via an underground line. The service tap is located on pole 45 overhead across North Kalaheo Avenue. It then proceeds underground across the street and through HECO pull boxes to the service equipment located on the north wall of Storage #3.

Telephone service to the building is tapped off an overhead trunk on the mauka side of North Kalaheo Avenue and proceeds overhead across the street. The cables are then fastened to a near-by palm tree and then enter the property along the Lanikai property line. The lines are strung along the top of a chain link fence on the boundary until it reaches the makai end of the Lanikai wing. The lines are then run overhead from the fence and are attached to another palm tree adjacent to the building. They finally enter the building just beneath the eave on the Lanikai side of the building.

2.4 Economy

The park has minimal impact on the economy of Kailua or the island of Oahu. The park primarily serves local residents and non-profit organizations. It helps the tourist industry by providing more open space and access to the beach for tourists visiting the windward side of the island.

3 POTENTIAL EFFECTS AND MITIGATION MEASURES

3.1 Physical Environment

3.1.1 Land Use Designations

No changes are proposed to any land use designations.

3.1.2 Property Use and Surrounding Use

It has been decided that the historic Boettcher Residence will be used for functions that fall into the following categories: office and community meeting center. These uses are identical to the current uses.

The proposed plan would relocate the caretaker's residence closer to the parking lot and the Kaneohe side property line. By relocating the caretaker's dwelling the Kaneohe wing of the house can be restored and made accessible to the public. The new location of the dwelling will afford the caretaker greater privacy while improving sight lines between the new dwelling and the parking lot, the new accessible walkway, the comfort station, and the main house. The relocation of the showers will take them out of the main sight lines from the residence and will move them closer to the beach, which will be more convenient to beach users.

Since this project is primarily a restoration of an existing building, it is not anticipated to have an adverse effect on surrounding land uses and activities. Although the caretaker's cottage is located within 25 feet of the adjacent property line, there is a small sand dune at that location that will buffer the cottage from adjacent property. The future location of the caretaker's cottage has been selected to avoid being across from any existing house on adjacent property.

3.1.3 Topography

The only changes to the topography proposed for this project are adjustments to the grade along a portion of the proposed paved walkway at the makai side of property. Grades will be adjusted between the existing comfort station and the sand dune to insure no part of the walkway slopes more than 5%. This will require some minor filling of a swale that is between the comfort station and the dune. In addition some sand that has been pushed into the site from the beach at the main access point will be relocated back to the dune.

3.1.4 Archeological Resources

Excavations in the park area will be required for the installation of new utility lines. Trenches for new conduits and water lines will be up to 24" deep and the

depth of the sewer line could be considerably deeper. The likelihood of finding archeological resources on this site is fair. Although there have been few reported findings in this area, recently a human burial was found while digging a fence post hole at a lot on Wilikoki Street, not far from this project site. Burials have also been discovered at several sites in Lanikai.

It will be required that an archeologist be present during sub-surface excavations. An inventory survey and monitoring plan shall be prepared by the archeologist prior to the commencement of any excavations. This plan shall be submitted to and approved by the State Department of Land and Natural Resources (DLNR), Historic Preservation Division. In the event that any archeological resources or cultural remains are uncovered, work in that area shall be stopped. The State DLNR Historic Preservation Division, and the City and County of Honolulu will be contacted to determine what shall be accomplished before the work can restart. The City and County of Honolulu has a contract with Cultural Surveys of Hawaii to perform archeological assessments. Archaeologist Hallett H. Hammatt from Cultural Surveys of Hawaii will be the point of contact for the contractor.

3.1.5 Natural and Man-Made Hazards and Nuisances

The effects of the project on noise and air quality will be limited to the construction period. Noise will be generated by the tools and equipment required for the construction. For restoration of the residence, no heavy equipment or pile driving is required. The effect of this work on surrounding properties will be minimal due to the distance separating the house from other properties.

The relocation of the caretaker's residence will place it closer to the Kaneohe side of the property and closer to the parking lot on North Kalaheo. A minimum setback of 20 feet shall be required for the new cottage (the underlying zoning setback requirement for P2 is 15 feet). The proposed location for the caretaker's cottage is not adjacent to any existing residences. An existing steep berm at the proposed location for the cottage will help separate it from the adjacent property and will buffer that property from noise resulting from the construction of the cottage. Plywood barriers will be erected around the cottage site to help contain construction generated dust and noise.

Demolition of the existing showers and caretaker's cottage will generate dust. Regular watering will be used to help to reduce dust emissions. The demolition of the showers and the caretaker's cottage will generate a significant amount of noise for about one day for each project. This noise will result from the use of jack hammers and the heavy equipment used to break apart and haul away the concrete slabs of these structures.

3.1.6 Scenic and Open Space Resources

The park grounds will be improved with new and restored landscaping and paved walkways. Parking adjacent to the main house will be restricted to persons with disabilities attending scheduled events at the main house. The new landscaping will consist primarily of various indigenous ground covers and grass, all suitable for xeriscape landscaping.

The proposed rehabilitation work on the historic Boettcher Residence will conserve as much of the historic materials in the building as possible. This is a positive effect. Most of the changes relate to bringing the building into compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). *This involves reconfiguring the public restrooms in the Kaneohe* wing, providing accessible ramps at key locations between the lanais and the house interior spaces, and providing an accessible path from North Kalaheo Avenue to the public portions of the house and site. This will be done with very little adverse effect on the historic appearance of the building. The changes to the restrooms of the Kaneohe wing will actually significantly restore the exterior of the Kaneohe wing to its original condition. Any changes to the building will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The final result of the project will be the restoration of a valuable historic resource and improvements to an important landscape open space.

3.2 Public Services

3.2.1 Police and Fire Services

The need for police and fire protection services for the building will not change due to this project. In case of emergency the new boardwalk and paved walkway will improve access to the beach and makai portions of the park.

3.2.2 Solid Waste

Solid waste will be generated by the construction work on the building, particularly when materials are removed during the selective demolition phase. The contractor shall dispose of all materials at the City and County landfills, in accordance with federal, state, and county laws.

There will be no additional solid waste generation during the operation of the building. Collection of solid waste will continue to be done by the Department of Parks and Recreation.

3.2.3 Use of the Park

The park will remain open during construction of the improvements to the park. The Boettcher residence will have to be closed at times during the construction work on the building. Since the residence is currently lightly used, this will have a minimal temporary effect on the public.

Upon completion of the work, the residence will be more usable by the public. Accessibility, parking, and the aesthetics of the residence and park will be greatly improved.

3.3 Infrastructure

3.3.1 Roadways

No circulation impact is anticipated as the use will be unchanged. A restored and more attractive building and an improved more usable site may result in some increase in park users but it is anticipated this would have minimal effect on traffic along North Kalaheo Avenue.

3.3.2 Parking

There are no anticipated changes to the parking circulation. The addition of 7 stalls to the makai side of the lot will improve parking availability. The loss of the bus drop off area will have no effect since the program which previously brought buses to the park was terminated and the drop off area has remained unused since. The proposed cross walk which will connect to the new walkway will provide a clear and safe access to the park from both the parking lot and from the right of way along North Kalaheo Avenue.

One tree near the access to the grassed overflow parking area will be relocated to improve the layout for overflow parking. The new walkway will be aligned to allow for a generous double loaded parking aisle in the overflow area. These changes will allow for a minimum of 20 parking spaces in the overflow area.

3.3.3 Pedestrian Circulation

Access to both the beach and the historic building will be greatly improved. The Pedestrian circulation path ways will be clearly identified and fully accessible. Lights along the walkway between the parking lot and the house will improve circulation and security for evening functions at the building. The walkway lights shall be vandal resistant and salt tolerant. They shall focus light only on to the walkway—avoiding neighboring properties.

3.3.4 Wastewater and Water Use

There will be no increase in domestic water use in the completed building. The number of fixtures in the restored building will be almost identical to what currently exists in the building but the number of fixture units should be reduced as all new fixtures will be low flow, water conserving types.

It is not anticipated that this project will result in any increase in the wastewater historically produced by the site.

3.3.5 Other Utilities

A limited increase is anticipated for the electrical loads of the park. New exterior lighting will be added to both the site and the house. A refrigerator and other kitchen equipment will also be installed as part of a kitchen renovation. Light levels will be increased in the former living room, which is used for general meetings. These additional electrical loads should be partially offset by replacing a number of existing lighting fixtures with new energy efficient fixtures.

3.3.6 Drainage and Flood Hazards

During construction, the ground around the building will be disturbed because of trenching for utilities and for the new landscaping. Since the slope of the ground is very flat, construction-period runoff should not be significant. The work of this project will otherwise not alter drainage patterns or change flood hazards.

3.4 Economy

Preservation of the historic Boettcher Residence enhances a sense of place for tourist and local residences. The greater the sense of place Hawai'i possesses the more desirable it becomes as a tourist destination. More directly, restoration work on the house and improvements to the park will provide jobs for the local construction industry.

The estimated construction cost of the project is $1 million, in 1998 dollars, for all the changes currently proposed. It is further estimated that over 75% of this amount will be for labor hired locally and that about 15% of the total will be for materials produced in Hawaii (concrete and aggregate). Therefore, about 90% of the cost of the project will be recycled into the local economy in the form of labor and materials, which will provide a significant economic benefit to the construction industry.

4 RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES & CONTROLS

4.1 State Land Use Districts

Chapter 205, Hawaii Revised Statures, relating to the Land Use Commission, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban," "Rural," "Agricultural," and "Conservation." The subject parcel is within the Urban district. The proposed action involves continuing the existing use of the property as a public park and for public meeting space and related functions, both of which are consistent with the "Urban" district provisions.

4.2 Zoning

The subject property is zoned P2 (preservation districts) as codified in Chapter 5.10 of the Land Use Ordinance. Permitted uses include Public Uses and structures. Use of historic structures is permitted under a Conditional Use Permit (CUP-1). As mentioned in paragraph 2.1.2 the caretaker's cottage is considered an accessary use. This project will however separate the residential use of the caretaker's cottage from the common public uses of the park and historic residence.

4.3 Special Management Area Objectives and Policies

The property is within the Special Management Area boundary, which goes to the centerline of North Kalaheo.

Pursuant to Chapter 205A, Hawaii Revised Statues, and the Rules and Regulations of the Planning Commission of the City and County of Honolulu, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission. The date of the public hearing for the Special Management Area permit for this project has not yet been determined.

4.3.1 Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Response: The proposed project will improve access to coastal recreational resources.

4.3.2 Historical/Cultural Resources

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Response: Any archeological resources discovered during excavations on the site will be preserved and analyzed. Such efforts will be coordinated with the State Historic Preservation Division. If human remains are found, the work shall be stopped and the Burial Council shall be immediately consulted.

The project will restore a significant historic building for future use and enjoyment of the public.

4.3.3 Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal, scenic and open space resources.

Response: The proposed project will improve the coastal, scenic and open space resources. The views of the ocean from the house will be restored by removing several volunteer Ironwood trees, relocating a number of Beach Heliotropes and a lone palm tree to the edge of the park, and relocating the existing showers to the makai side of the comfort station. The proposed boardwalk within the shoreline setback will stop the ongoing erosion of the sand dune by focusing the pedestrian traffic to a single path that will get the pedestrians off the ground within the shoreline setback and eliminate tracking of sand into the site. (see appendix A, figure 8 for detailed sketches of the proposed boardwalk). The boardwalk will also allow for the re-establishment of the Naupaka along the entire shoreline within the park boundaries

4.3.4 Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Response: The proposed project will improve the coastal ecosystems by restoring the Naupaka covered sand dune at the shoreline and controlling erosion by focusing pedestrian traffic to a single paved pathway.

4.3.5 Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Response: The proposed project will preserve an important historic building while improving its function as a public meeting space. The project will also improve the publics access to the building. Preservation of the residence enhances a sense of place for tourist and local residences. The greater the sense of place Hawai'i possesses the more desirable it becomes as a tourist destination. More directly, restoration work on the house and improvements to the park will provide jobs for the local construction industry.

4.3.6 Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Response: The existing building is within a tsunami inundation zone. No change is proposed that would increase the risk to life and property from tsunami flooding.

4.3.7 Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

Response: This project is not a development project. It is a project that preserves an existing development. Coordination with public groups has occurred throughout the planning for this project.

4.3.8 Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Response: Opportunities for agency and public review of the proposed project have been provided. Additional opportunities will be afforded through the SMA and other permitting processes. Part of this project also includes signs that will present information about the site and the historic building on it.

4.3.9 Beach Protection

Objective: Protect beaches for public use and recreation.

Response: The proposed project has no effect on any beaches.

4.4 Permits

In addition to the SMA requirements a certified shoreline survey and a shoreline variance will be required for the proposed boardwalk. The variance shall be submitted in accordance with chapter 17 of the Department of Land Utilization's Rules Relating to Shoreline Setbacks and The Special Management Area. The variance will need to be applied for within one year of attaining the certified shoreline but not sooner.

Building permits will be required for the work on the existing structure, demolition of the caretakers cottage, and construction of the new caretakers cottage.

5 SUMMARY OF UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

The proposed restoration of the historic Boettcher Residence will result in some construction-related effects as described in Chapter 3, Potential Impacts and Mitigation Measures.

Potential effects include dust generation during construction and exhaust emissions from construction equipment. In addition, restoration of the Naupaka will require completely killing off the existing weed infested Naupaka beds and replanting with new healthy Naupaka plants. From the time the existing beds are killed off and the new plants are established there is a potential for erosion of the sand dune along the shoreline. Mitigation measures will be required to limit the potential erosion during this period. There will be some additional noise effects, primarily during the excavations for new utilities.

In summary, the proposed project is not anticipated to create any long-term adverse environmental effects.

6 ALTERNATIVES TO THE PROPOSED ACTION

6.1 No-Project Alternative

If no work is done the building will continue to deteriorate resulting in a run-down appearance, increasingly unsafe and unusable condition and eventually the loss of a useful community facility and valuable historic resource. If a

boardwalk is not built within the shoreline setback continued erosion of the sand dune and Naupaka will occur.

6.2 Alternatives to the Proposed Boardwalk

Two alternatives to the boardwalk solution for providing access to the beach while preventing further erosion of the dune and Naupaka are extending the new concrete walkway all the way to the high water mark or creating a path made of interlocking rubber mats lying on the ground within the shoreline setback.

A hardened concrete path will not allow for adjustments in the height of the dune. Rubber mats would quickly become buried under sand tracked back from the beach by people returning to the park and comfort station. Rubber mats will not focus pedestrian traffic to a single path or protect the Naupaka. Rubber mats will not be accessible for persons with disabilities. The boardwalk solution is the only one that will effectively restore the dune and Naupaka along the edge of the shoreline while preventing future erosion.

6.3 Preferred Alternative

The preferred alternative is to proceed with the proposed project. The project will restore a valuable historic resource, preserving it for future generations. It will improve the visual environment through the refinishing of the building, relocating structures to open up important views of the ocean and the house, and by improving the landscape. It improves existing space and creates useful new space for community meetings and public services. Finally, it will provide historical information, increasing the public awareness of the building and the site upon which it sits, thereby increasing educational opportunities for the public.

7 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed restoration of the historic Boettcher Residence would involve the commitment of fuel, labor, funding and material resources. Compared to new construction, restoration projects involve a proportionally higher commitment of labor and a proportionally lower commitment of other resources.

8 FINDINGS AND CONCLUSIONS

The proposed project involves the restoration of the historic Boettcher Residence, a 5,830 square-foot historic building (including covered lanai) and improvements to Kalama Beach Park, in Kailua, Oahu. Since County lands and

County funds are proposed to be utilized for the project, an Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes.

Based on the forgoing analysis, the proposed project will not have a significant effect on the environment. Therefore, preparation of an environmental impact statement is not required. The "Significance Criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. *No irrevocable commitment to loss or destruction of any natural or cultural resource would result.*
   Restoration of the historic Boettcher Residence would result in saving a cultural resource. In addition, continued use of the structure will save natural resources by preserving existing materials used in the construction of the original building.

2. *The action would not curtail the range of beneficial uses of the environment.*
   The use of a cultural resource would be increased due to the work proposed by this project.

3. *The proposed action does not conflict with the state's long term environmental policies or goals and guidelines.*
   Chapter 344, Hawaii Revised Statues, "State Environmental Policy" espouses two broad policies: conservation of natural resources and enhancement of the quality of life. The proposed project does not consume significant natural resources. It enhances the quality of life through the preservation of a significant historic resource and provision of community meeting space.

4. *The economic or social welfare of the community or state would not be substantially affected.*
   Effects of this project under this heading will be positive. The project will provide jobs and will improve a public park. The project will also provide community meeting space for Kailua activities, a contribution to the social welfare of the community.

5. *The proposed action does not substantially effect public health.*
   Typical good construction practices will be required and no effect on public health is anticipated.

6. *No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.*
This project will have no effect on population. The project saves, and allows more effective use of, existing public facilities. This a positive effect on the community.

7. *No substantial degradation of environmental quality is anticipated.*
When the project is completed there will be no change to the environment. Standard mitigation measures taken during construction will reduce construction-period effects to the minimum.

8. *The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment.*
The proposed project preserves a building that has been in existence for over 60 years.

9. *No rare, threatened or endangered species or their habitats would be affected.*
The native habitat of the area of this building and, indeed the entire neighborhood itself, was drastically changed over 60 years ago. This project will make no further changes to the habitat.

10. *Air quality, water quality or ambient noise levels would not be detrimentally affected.*
The only effects of this project would be during the construction period. Minor increase in noise levels and exhaust emissions is expected, but shall be minimized through mitigation actions during the construction period.

11. *The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.*
No environmentally sensitive areas would be affected. Seismic risks are the same as for any older building. This project will strengthen the building to increase its seismic resistance, reducing the potential for hazardous effects on the building or its visitors and inhabitants in the case of a seismic event. Tsunami risks and the effect of this building on estuaries, fresh waters or coastal waters will be the same for the restored building as for the current condition of the building.

12. *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies;*
There are no viewplanes identified in county or state plans or studies that will be impacted by the proposed work. By restoring the dune and Naupaka along the shoreline and relocating the shower, walkway, and

non-significant trees in the makai portion of the site the views from the restored main house to the ocean will be improved.

13. *Requires substantial energy consumption.*
No substantial energy consumption will be required by this project. By replacing existing light fixtures, insulating the roof of the main structure, and eliminating an air-conditioning unit the energy performance and comfort level of the building will be improved.

A *finding of no significant impact* for the proposed Kalama Beach Park project is recommended because the project will not have any significant adverse effects on the environment. The project will conserve an important community historic and functional resource.

9 PARTIES CONSULTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

The project was developed through the work of the City and County of Honolulu. The report makes recommendations for the use and renovation of the park and historic building. The following agencies were contacted prior to the submittal of this assessment.

Kailua Neighborhood Board
Friends of the Boettcher Estate
Department of Transportation Services, City and County of Honolulu
Department of Design and Construction, City and County of Honolulu
Commission on Persons with Disabilities
State Department of Land and Natural Resources (DLNR)
- Historic Preservation Division

10 AGENCIES AND ORGANIZATIONS NOTIFIED

The following agencies and groups were provided a copy of the draft environmental assessment for review and comment.

State Office of Environmental Quality Control
DLNR - Historic Preservation Division

Department of Design and Construction, City and County of Honolulu
Department of Planning and Permitting, City and County of Honolulu
City Council member Steve Holmes

The Outdoor Circle
Friends of the Boettcher Estate

10.1 Comment Letters and Responses

Comment letters from the below-listed agencies and groups, along with responses, are reproduced on the following pages.

State Office of Environmental Quality Control
Department of Planning and Permitting, City and County of Honolulu
Claudia Gauen, Neighbor and Friends of the Boettcher Estate

BENJAMIN J. CAYETANO
GOVERNOR

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

November 17, 1998

Mr. Randall K. Fujiki, Director
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment for the Kalama Beach Park Master Plan, Oahu

Thank you for the opportunity to review the subject document. We have the following comments and questions.

1. This project proposes to build a paved pathway that will stretch from the right of way along North Kalaheo Avenue all the way to the beach, terminating in a wood boardwalk with a turnaround area at the high-water mark. The proposed pathway and boardwalk may affect the shoreline. Therefore, please review the attached "Guidelines for Environmental Assessment Prepared in Conjunction with an Application for Shoreline Alteration and Hardening" and provide the applicable information to assess the impact of this project on the shoreline area. Clearly describe any impacts the boardwalk may have on the coastal dune or beach processes.

2. Please provide plan and vertical drawings of the proposed pathway and boardwalk. Show where the paved pathway ends and the boardwalk begins. Will the boardwalk be attached to the ground or supported by posts?

3. The proposed pathway and boardwalk will require a shoreline setback variance. Please consult with the Department of Planning and Permitting regarding the SSV and the Special Management Permit for this project. Please provide a list of all federal, state and county permits required for this project.

4. All alternatives to the proposed paved pathway and boardwalk should be thoroughly researched and analyzed. These alternatives should include using rubber mats, moving existing structures inland, and a no action alternative.

5. Please discuss the findings and reasons for supporting the finding of no significant impact determination based on all 13 significant criteria listed in §11-200-12 of the EIS rules. Please see the enclosed example. Please note that the term "negative declaration" has been changed to "finding of no significant impact."

Should you have any questions, please call Jeyan Thirugnanam at 586-4185. Thank you.

Sincerely,

Gary Gill
Director

Attachment

c: Mason Architects, Inc.

PARTMENT OF DESIGN AND CONSTRUCT.
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 2ND FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567

JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

December 19, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Draft Environmental Assessment for the
Kalama Beach Park Master Plan, Oahu

This letter is in response to the questions and comments regarding the draft EA included in your November 17, 1998 letter. Our response to each of these items are as follows:

1. We will provide additional information in the form of earlier surveys, historic photos, and written analysis in the final EA to document the history of the shoreline over the past 40 years as well as explain our recommendation for the construction of a boardwalk. A summary of this analysis is as follows:

   Prior to the site being transferred to the City and County in the late 70s, the makai portion of the property consisted almost entirely of Naupaka fields which stretched from the shoreline to within 100 feet of the house. Access to the beach was through small foot paths that wound through the Naupaka fields. Historic photos from the 1950s indicate very little elevation change occurred at the shoreline, and that the dunes were lower than they are today.

   Since the parking lot was built in the early 1990s, public use of the park has greatly increased--mainly as a means of access to the beach. This dramatic increase in pedestrian traffic along with the deterioration of the Naupaka fields has led to the erosion of the sand dune at the primary access point to the beach. In the past year

alone the main path from the beach to the comfort station has nearly doubled in width while the sand from the dune has moved much further into the site.

The intent of the boardwalk is to halt this erosion by focusing the pedestrian traffic to a single path that will get the pedestrians off the ground within the shoreline setback and eliminate tracking of sand into the site. The boardwalk will also allow for the re-establishment of the Naupaka along the entire shoreline within the park boundaries. In addition, a boardwalk will provide access to the beach for persons in wheelchairs.

As detailed in the following response to Item 2, the boardwalk will have no significant impact on the littoral processes of the shoreline. The boardwalk will be easily adjustable to allow for changes in the contours of the dune. The boardwalk will rest on small concrete footings that can be moved or adjusted as required by changes in the shoreline.

2. Conceptual sketches of the boardwalk are attached and will be included in the Final EA. These sketches show our intent to make the boardwalk out of multiple 8-foot long sections that can be detached from each other and easily moved to follow any changes in the contour of the dune along the shoreline. the boardwalk will be elevated slightly above the ground--anchored to 12" square concrete footing at the corners of each section. The concrete anchors will also be moveable to allow for changes in the contour.

   The boardwalk itself will be 40 feet long (5 - 8-foot sections) while the turnaround/landing at the beach side will add another 10 to 15 feet. All of the boardwalk and landing will happen within the park property so the transition from the paved walkway to the boardwalk will occur at least 10 feet behind the 40-foot set-back line.

3. The architect has been charged with preparing a Shoreline Management Area permit (SMA) as part of his scope of work. Completing the EA is a prerequisite step in attaining the SMA permit. The architect is also charged with getting a certified shoreline for the project site. Per informal discussions with the City's Department of Planning and Permitting, a shoreline variance will be required for the boardwalk. The variance must be applied for within one year of attaining the certified shoreline. Other permits required by this project will include building permits for each phase of the work.

4. We will include discussion of alternatives to the boardwalk for beach access in the final EA. The boardwalk solution is the only one that will effectively restore the dune and Naupaka along the edge of the shoreline while preventing future erosion. Rubber mats would quickly become buried under sand tracked back from the beach by people returning to the park and comfort station. Rubber mats will not focus pedestrian traffic to a single path or protect the Naupaka.

   A hardened concrete path will not allow for adjustments in the height of the dune. A no action alternative will result in continued erosion of the sand dune and Naupaka.

5. The draft EA included discussion of 11 of the 13 significant criteria listed in 11-200-12 of the EIS rules. We will include discussion of the two additional criteria (Numbers 12 and 13), which were added in the 1997 revised rules, in the final EA. For both of these criteria, which involve identified vistas and view planes as well as energy consumption, we found no detrimental impact.

   By restoring the dune and Naupaka along the shoreline and relocating the shower, walkway, and non-significant trees in the makai portion of the site we will improve views from the restored main house to the ocean. By replacing existing light fixtures, insulating the roof of the main structure, and eliminating an air-conditioning unit, we will improve the energy performance and comfort level of the building.

If you have any questions, please contact Mr. Daniel Takamatsu, Chief of Facilities Design and Engineering, at 527-6301.

Sincerely,

FOR RANDALL K. FUJIKI
Director

RKF:gt

Attachments

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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MAYOR

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

RECEIVED
DEC 17 1998
MASON ARCHITECTS, INC.

1998/CLOG-492(DT)

December 16, 1998

MEMORANDUM

TO: RANDALL K. FUJIKI, DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: CARL BRAUN

FROM: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: COMMENTS TO DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR KALAMA BEACH PARK IMPROVEMENTS, KAILUA, OAHU
TAX MAP KEY: 4-3-16: 4

We have reviewed the above EA and have the following comments:

1. The EA mentions there are plans for restoration of the sand dune. The sand dune restoration and new beach walk may require a Shoreline Setback Variance (SV).

2. Page 13 of the EA states that the City and County will be contacted in the event that any archaeological resources or cultural remains are uncovered. Who in the City will be contacted?

3. Page 17 of the EA mentions that the public hearing for the Special Management Area Use Permit (SMP) is scheduled for November 1998. This statement is incorrect and should be omitted in the EA.

4. The floor plans for the new caretaker's cottage should be included in the EA.

5. The estimated cost and time phasing of construction should be included in the EA.

6. Under Article 9 of the Land Use Ordinance (LUO), the existing structure is defined as a "public use and structure." The proposed caretaker's cottage is an accessory use to the existing dwelling.

7. Our Civil Engineering (Drainage) and Wastewater Branch have no comments to offer at this time.

Thank you for the opportunity to comment. If you have any questions, please contact Ms. Dana Teramoto of our staff at Extension 4648.

JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am

cc: Mason Architects (John Fullmer)

posse doc no. 831

DEPARTMENT OF DESIGN AND CONSTRUCTION
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JEREMY HARRIS
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RANDALL K. FUJIKI, AIA
DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

January 5, 1999

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: RANDALL K. FUJIKI, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KALAMA BEACH PARK MASTER PLAN, OAHU

This memorandum is in response to your comments regarding the draft environmental assessment (EA) included in your December 16, 1998 memorandum. Our response to each of these items follows:

1. We will add information to the EA regarding the need for a setback variance for the proposed boardwalk.

2. The City and County of Honolulu has an open-ended contract with Cultural Surveys of Hawaii to perform archaeological investigations. If archaeological remains are uncovered, Hallett H. Hammatt from Cultural Surveys of Hawaii will be contacted.

3. We will delete the statement regarding the date of the SMP public hearing.

4. We will provide a conceptual floor plan of the proposed caretaker's cottage. This particular item will be implemented during the final phase of the master plan.

5. We will provide information on the phasing and projected cost of each phase in the final EA. The first phase, which only involves repair work and some of the accessibility improvements to the existing building, was put out to bid the later part of December 1998.

6. We will revise the EA to indicate that the caretaker's cottage is an accessory for the public's use of the main structure and not a noncompliant use as indicated in the draft.

7. No response required.

cc: Mason Architects, Inc.
John Fullmer

Figure 4: Proposed Master Site Demolition Plan

COMMENDATION TO CITY AND ARCHITECT FOR THIS WORTHWHILE EFFORT

(A) Provide storage (for Kalama only) and parking for staff & caretaker to replace that removed

(B) CARETAKERS KITCHEN not needed for activities in house but very important to caretaker. It would have to conform to DOH requirements, also more maintenance and supervision

(C) TOILETS IN MAIN HOUSE are for use of house activities. The proposed plan ignores this & would encourage sandy park-users, complicating maintenance and supervision

(D) COMFORT STATION location was determined after years of evaluation. Present location is accessible from beach, does not block views of bay or privacy of neighbors. Proposal does not meet pool needs also would face up hill overflow parking streets

*This submittal at last minute due to great difficulty getting report (not at library) also late announcement of deadline

22 NOV 98 Comments re: Draft Assessment
Claudia W Gauen
Architect, Neighbor, Kalama Advisory Committee, Friends of Beckley Estate, etc.
Ph: 261-7593

FAX TO CITY DPL ATTN CARL BROWN 523-4127

KALAKAUA AVENUE

NORTH KALAMA AVENUE

Landscape cont'd
(A) Sea grape at house parking originally provided shade for cars and should be removed and replanted according to original canopy concept and less maintenance and better supervision

(B) No trees to remove paving at turn-around. Detached garage could be office or meeting room

Landscape cont'd
(C) Bananas recently planted (over utilities!) at Kanoa side & turn-around should be removed & could be put in large planters for city use

(D) New holes makes should remain. They echo original design and frame views to & from beach.

(E) Large Keawe area: preserve - not built for heavy activities

Landscape cont'd
(C) Infill along Lewalani side should include only trees used in original landscape - mostly beach heliotrope.

(D) Restore planting: not near parking should be beach heliotrope originally there in a row - that blocked windows now from canal. The would also satisfy city code re parking lot trees

(E) LANDSCAPE
(A) Trees outside Dining & Living Rm were removed because of damage to roof and paving. Need time to replace original planted further from house, would cut sky glare and be in accord with original design.
(B) Trees proposed for removal near beach provide shelter from sun and rain

KALAMA BEACH PARK

(F) OVERFLOW PARKING on grass at Kanoa side has always been used. We are advised no new paving is proposed! Suggested parking on grass in front of house should not be allowed

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JEREMY HARRIS
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DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

January 25, 1999

Ms. Claudia W. Gauen, Architect
Friends of the Boettcher Estate
338 Dune Circle
Kailua, Hawaii 96734

Dear Ms. Gauen:

Subject: Draft Environmental Assessment (EA) for the Kalama Beach Park Master Plan, Oahu

This is in response to your comments of November 22, 1998 regarding the subject draft EA. Our responses to your comments are provided in italics.

"A. Caretaker's Cottage was required by original agreement & much more effective than proposal. Also better supervision of makai area and no loss of parking. Roof could easily conform to original style."

The existing cottage is in very poor condition and in need of significant repairs. The existing cottage has very limited privacy due to its location. This has led to the addition of the chain link fence and increasing lines of separation between the cottage (which are eyesores) and that portion of the park located along the main access way to the beach. By building a new cottage in a separate location away from the house, set back from the beach walkway, the caretaker will be afforded far greater privacy, and the main house can be properly restored to its original appearance. The house will better be able to serve its purpose as a public meeting facility, and more open space will be provided adjacent to the house and along the main path to the beach - opening up views from the mauka portions of the park towards the ocean. Any loss of supervision by relocating the caretaker will be minimal.

"B. Caretaker's Kitchen not needed for activities in house but very important to caretaker. It would have to conform to DOH requirements, also more maintenance and supervision."

By converting the caretaker's kitchen to a service kitchen, the facility becomes a more desirable location to hold a variety of functions which have catering components. The caretaker will receive an appropriately sized modern kitchen as part of a separate cottage that provides them far greater privacy.

"C. Toilet in Main House are for use of house activities. The proposed plan ignores this and would encourage sandy park users, complicating maintenance and supervision."

Currently, the situation of the reconfigured main house rest rooms will only be opened during scheduled events at the house. A six-foot tall fence and planting bed will separate and obscure the rest rooms from the beach walkway. The existing comfort station will remain far more convenient to beachgoers than the house rest rooms due to its close proximity to the beach and easy access from the paved walkway. By reconfiguring the rest rooms, the historic condition of the Kaneohe side of the house can be restored. In addition, the reconfiguration will make the rest rooms ADA compliant and allow for natural cross ventilation.

"D. Comfort Station location was determined after years of evaluation. Present location is accessible from beach, does not block views of bay or privacy of neighbors. Proposal does not meet real needs also would take up needed overflow parking spaces."

The comfort station will not be relocated. The relocation was eliminated from the master plan following community meetings. A preliminary site plan was inadvertently put into the draft EA.

"E. Overflow Parking on grass at Kaneohe side has always been used. We are relieved no new parking is proposed! Suggested parking on grass in front of house should not be allowed."

Although suggestions put forth during community meetings to pave the overflow parking area and create a one-way driveway that looped through the site had some advantages, they were outweighed by a number of significant problems and disadvantages and these ideas were not incorporated into the plan. The overflow parking shown in the draft EA plan was revised to provide a more conventional and efficient parking layout which does not cross over the proposed walkway to the middle portion of the grassed area. At no point was overflow parking recommended for the grassed area fronting the mauka lanai area. This area shall remain open at all times.

"F. Landscape

a) Trees outside Dining & Living rooms were removed because of damage to roof and paving. New Hau to replace original planted farther from house would cut sky glare and be in accord with original design."

The proposed Hau trees will be located farther from the house, beyond the paving for the makai lanai. The proposed location of the trees was eliminated from the master plan following community meetings. A preliminary site page was inadvertently put into the draft EA.

"b) Trees proposed for removal near beach provide shelter from sun and rain."

Most of the trees called to be removed near the beach are volunteer Ironwood trees which have moved into the Naupaka fields near the shoreline dune. The Ironwoods acidify the soil around them, killing the Naupaka and all other vegetation. By removing the few Ironwoods indicated in the plan, the Naupaka fields, which require full sun, can be restored to their historic condition and additional grassed park space can be created mauka of the Naupaka. The Beach Heliotrope trees will be relocated to more suitable locations within the park. The Heliotropes proposed for relocation either are, or will be in the middle of the Naupaka fields, which will negatively effect the Naupaka's ability to grow while providing no shade for people on the beach and obstructing the views.

"c) Infill along Lanikai side should include only trees used in original landscape - mostly Beach Heliotrope."

Infill planting along the Lanikai side of the park shall contain both new and existing Beach Heliotrope, existing Hau, and existing Seagrape noted to be relocated.

"d) Restore planting note (on Master Site Plan) near parking should be Beach Heliotrope originally there in a row that blocked utilities view from lanai. This would also satisfy City code for parking lot trees."

The note will be revised to indicate that restored planting shall be Beach Heliotrope.

"e) Banyans recently planted (over utilities) at Kaneohe side of turnaround should be removed and could be put in large planters for City use."

Banyans shall be removed from the park.

"f) New Hala should remain. They echo original design and frame views to and from beach."

The original design did not include Hala within the Naupaka fields. The Hala will be relocated to the courtyard per the original landscape plan.

"g) Large Naupaka areas: preserve - good buffer for beach activities."

Large Naupaka fields will be restored.

"h) Sea Grape at house parking originally provided shade for cars and should be removed and replanted according to original canopy concept. Also less maintenance and better supervision."

The plan will be changed to indicate replacing the Seagrape hedge with several Seagrape canopy trees. This will provide shade for the parking area and open up the views from the new caretaker's cottage, improving supervision over the front of the house.

"i) No need to remove paving at turn-around."

Paving area will remain as is. The proposed change to the paving was eliminated from the Master Plan following community meetings. A preliminary site plan was inadvertently put into the draft EA.

"j) Original garage could be office or meeting room."

Additional office or meeting space is not warranted at this time. Existing office and meeting rooms are very underutilized. Additional office/meeting space should not be considered until it can be shown that programs can use the space that already exists. It would negatively effect the historic integrity of the building by enclosing the garage and changing the exterior appearance of the structure. The need for private parking for the caretaker close to his/her residence (see your comment G below) justifies continued use of the garage for parking. Strict rules shall be implemented limiting the caretaker's use of the

garage to parking vehicles in good, operational condition. All other items shall be stored in the garage storage closets when not in use.

"G. Provide storage (for Kalama only) and parking for staff and caretaker to replace removed."

Parking for the caretaker has been provided in the garage (see response to F.j above). Much of the items stored at the house either do not belong to Kalama Beach Park but belong to the caretaker, or no longer have value to the Department of Parks and Recreation (DPR) and can be eliminated. Those items which do not belong to Kalama Beach Park will be relocated to appropriate DPR facilities elsewhere. The proposed plan will have minimal effect on the amount of storage available, which is more than adequate.

We trust this information addresses your concerns. If you have any questions or comments please call Mr. Daniel Takamatsu of the Facilities Design and Engineering Division at 527-6301.

Sincerely,

RANDALL K. FUJIKI
Director

RKF:gt

cc: Mason Architects, Inc.

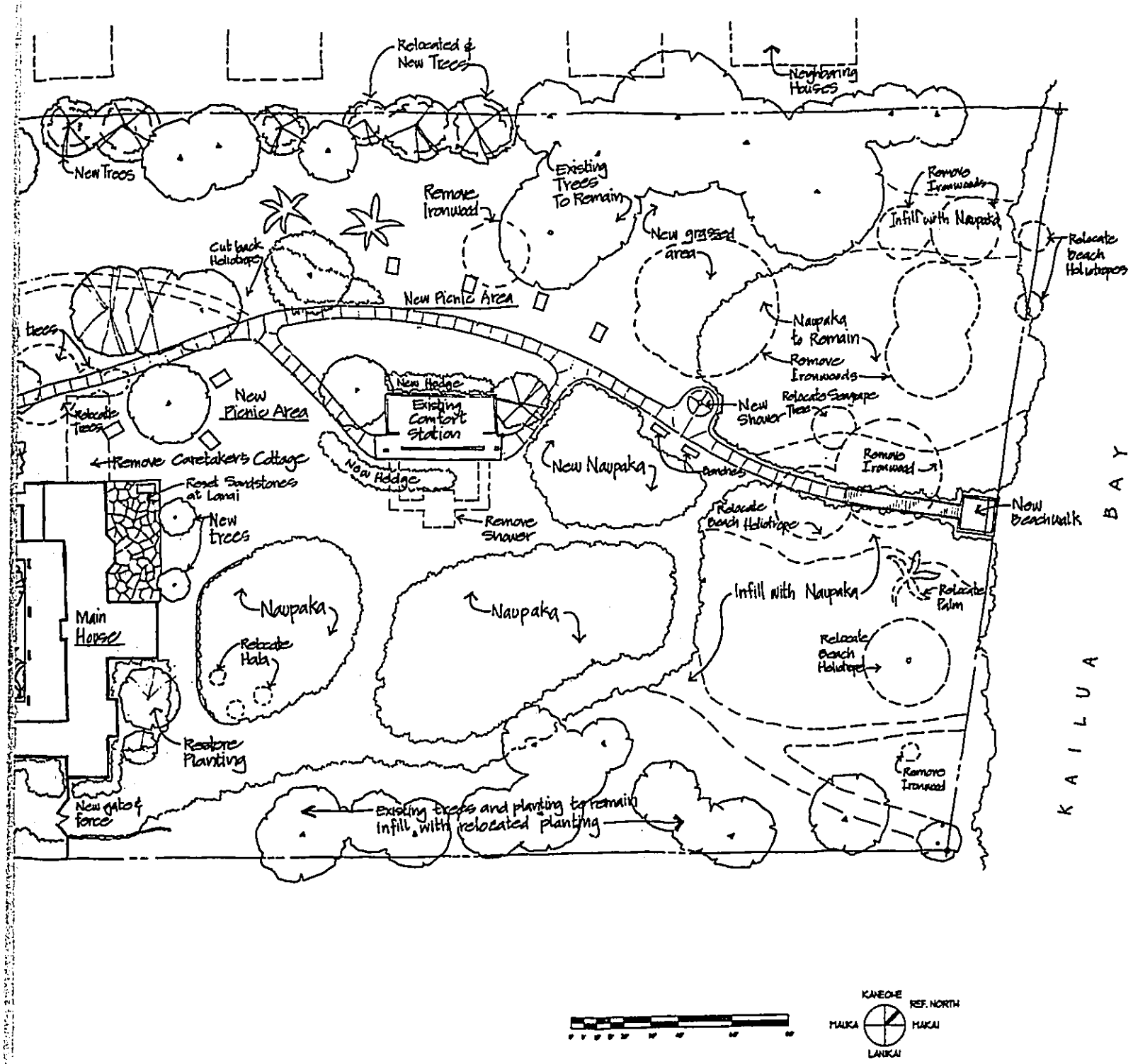
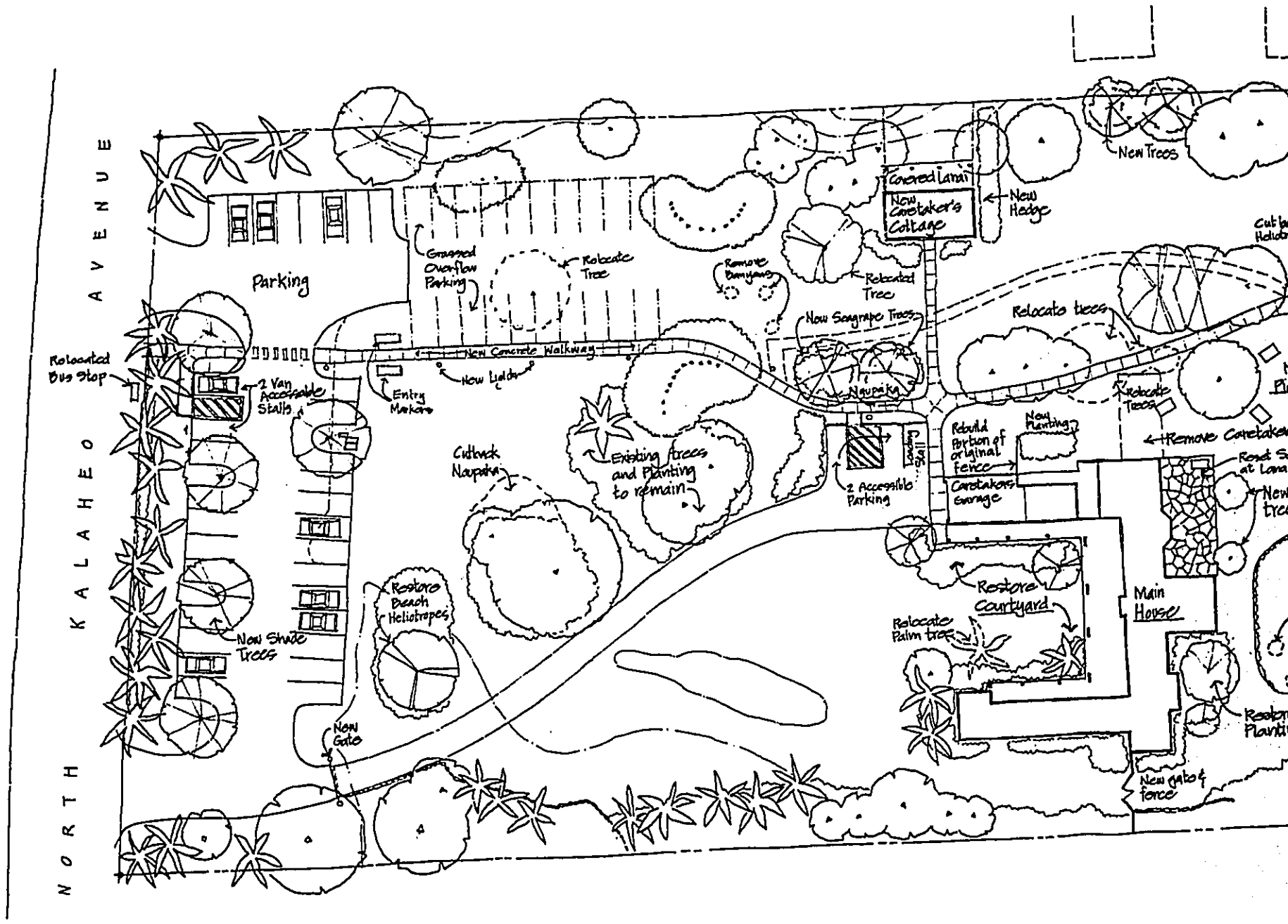
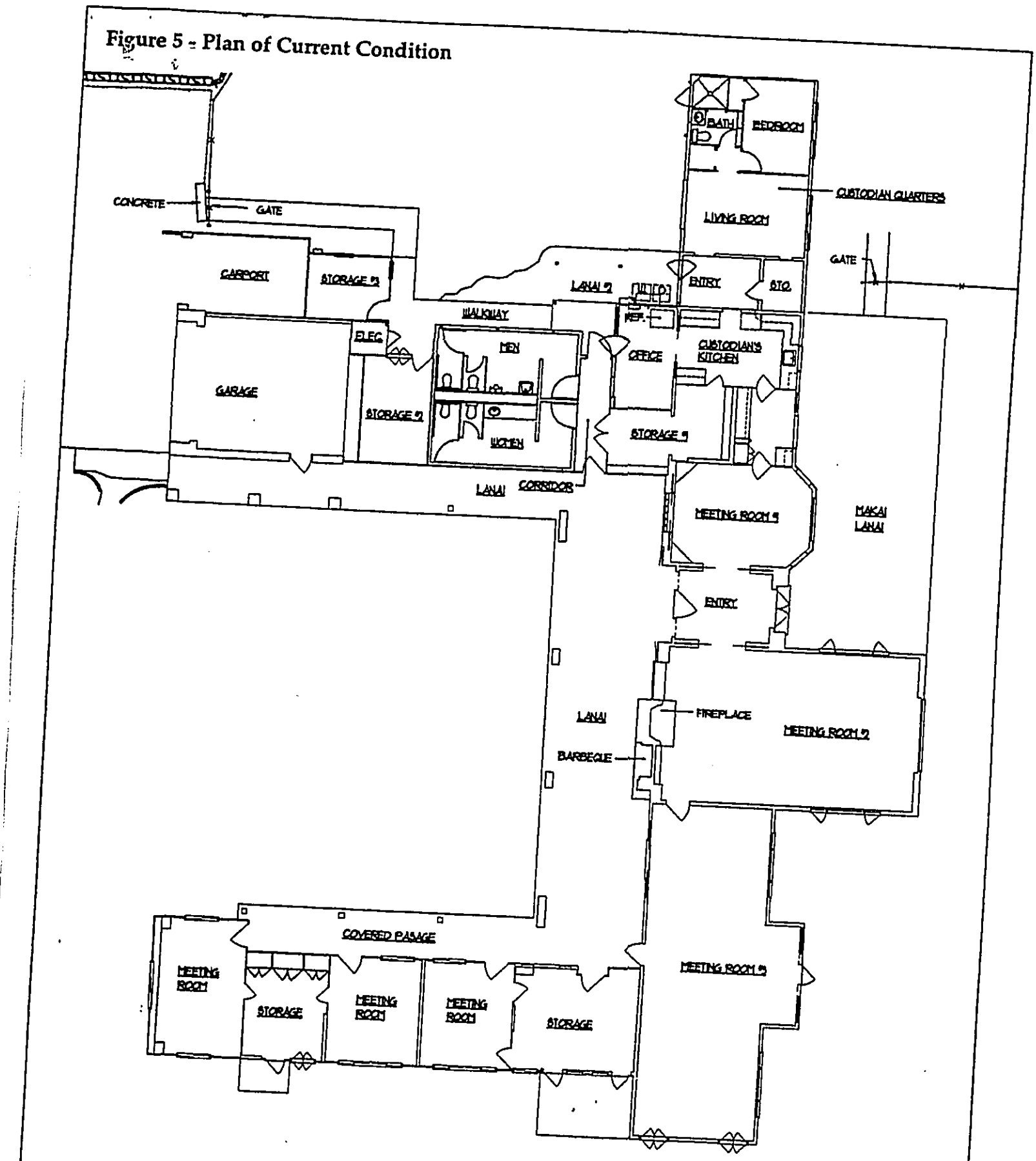

Relocated & New Trees
Neighboring Houses
New Trees
Existing Trees To Remain
Remove Ironwood
Remove Ironwoods
Infill with Naupaka
Relocate Beach Heliotropes
New grassed area
Cut back Heliotrope
New Picnic Area
Naupaka to Remain
Remove Ironwoods
trees
New Hedge
Existing Comfort Station
Relocate Trees
New Picnic Area
New Shower
Relocate Sangape Trees
Remove Caretaker's Cottage
New Hedge
New Naupaka
Remove Ironwood
Reset Sandstones at Lanai
New trees
Remove Shower
Relocate Beach Heliotrope
New Beachwalk
Naupaka
Naupaka
Infill with Naupaka
Relocate Palm
Main House
Relocate Hala
Relocate Beach Heliotrope
Restore Planting
Remove Ironwood
New gate & fence
Existing trees and planting to remain
Infill with relocated planting
KAILUA BAY
KANEOHE
REF. NORTH
MAUKA
MAKAI
LANIKAI

Figure 4 - Proposed Master Site Plan



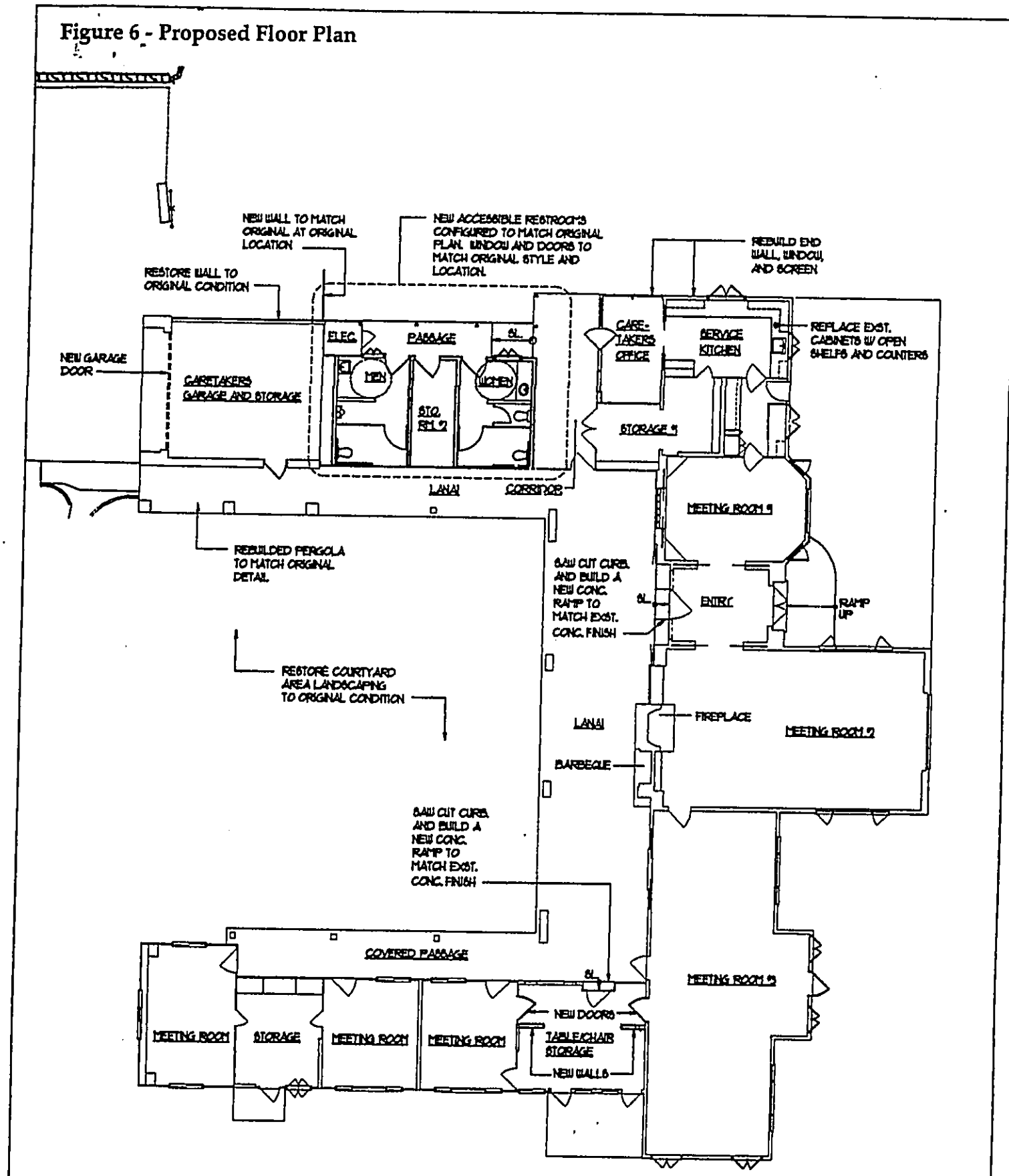
KALAMA BEACH PARK

Figure 5 - Plan of Current Condition



PLAN OF CURRENT CONDITION
1/16" = 1'-0"

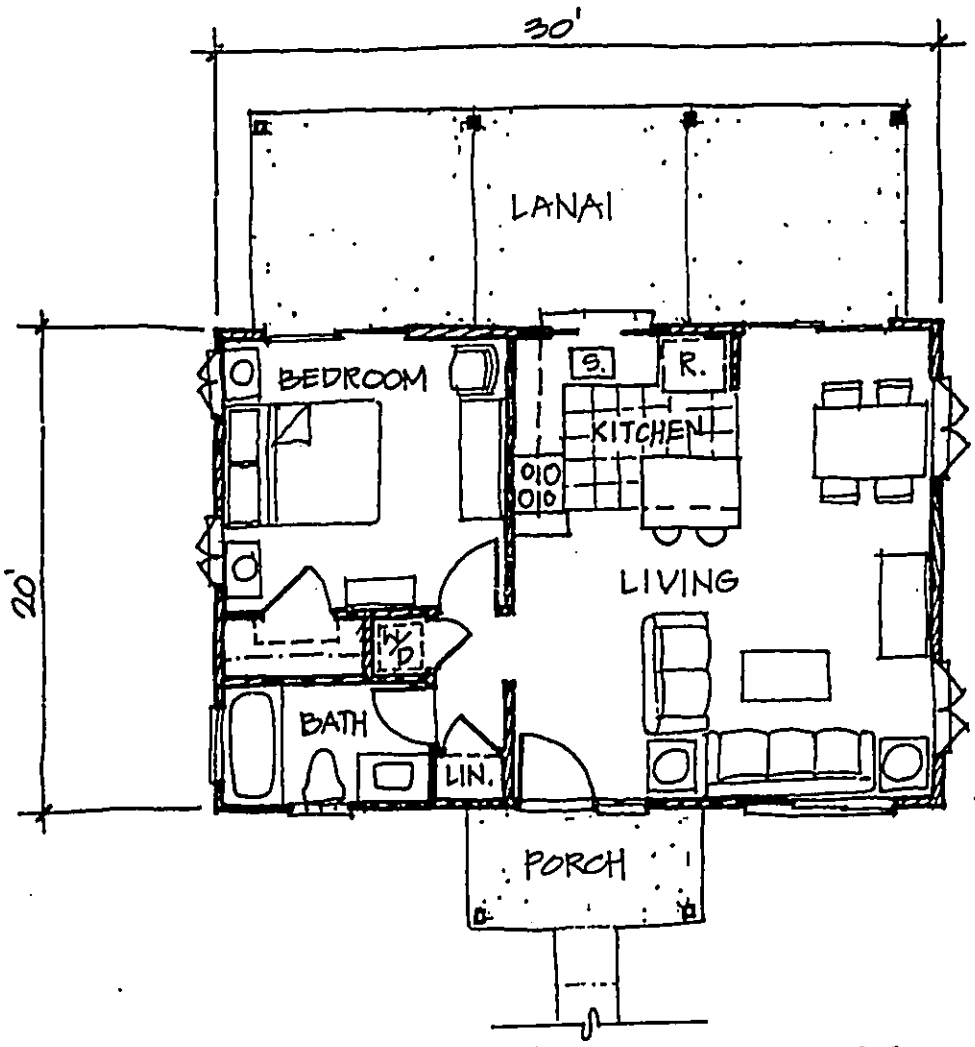
Figure 6 - Proposed Floor Plan



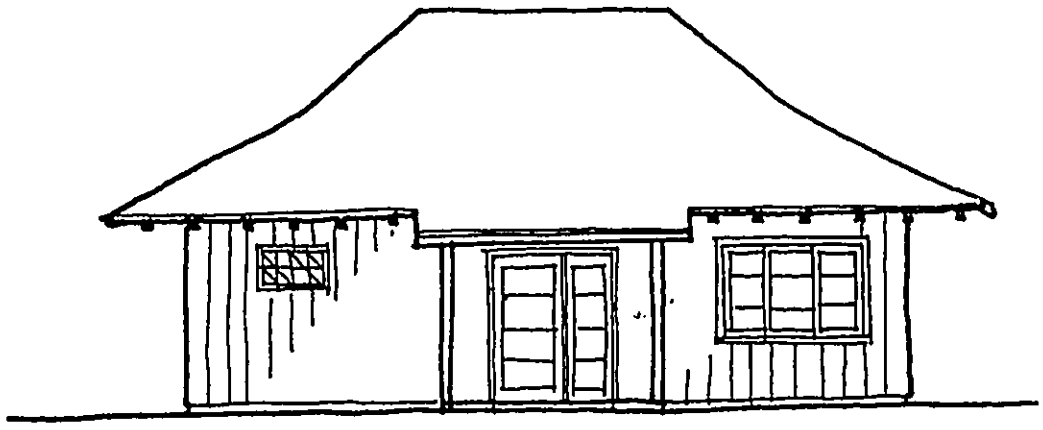
PROPOSED FLOOR PLAN

1/16" = 1'-0"

Figure 7 - Schematic Caretaker's Cottage

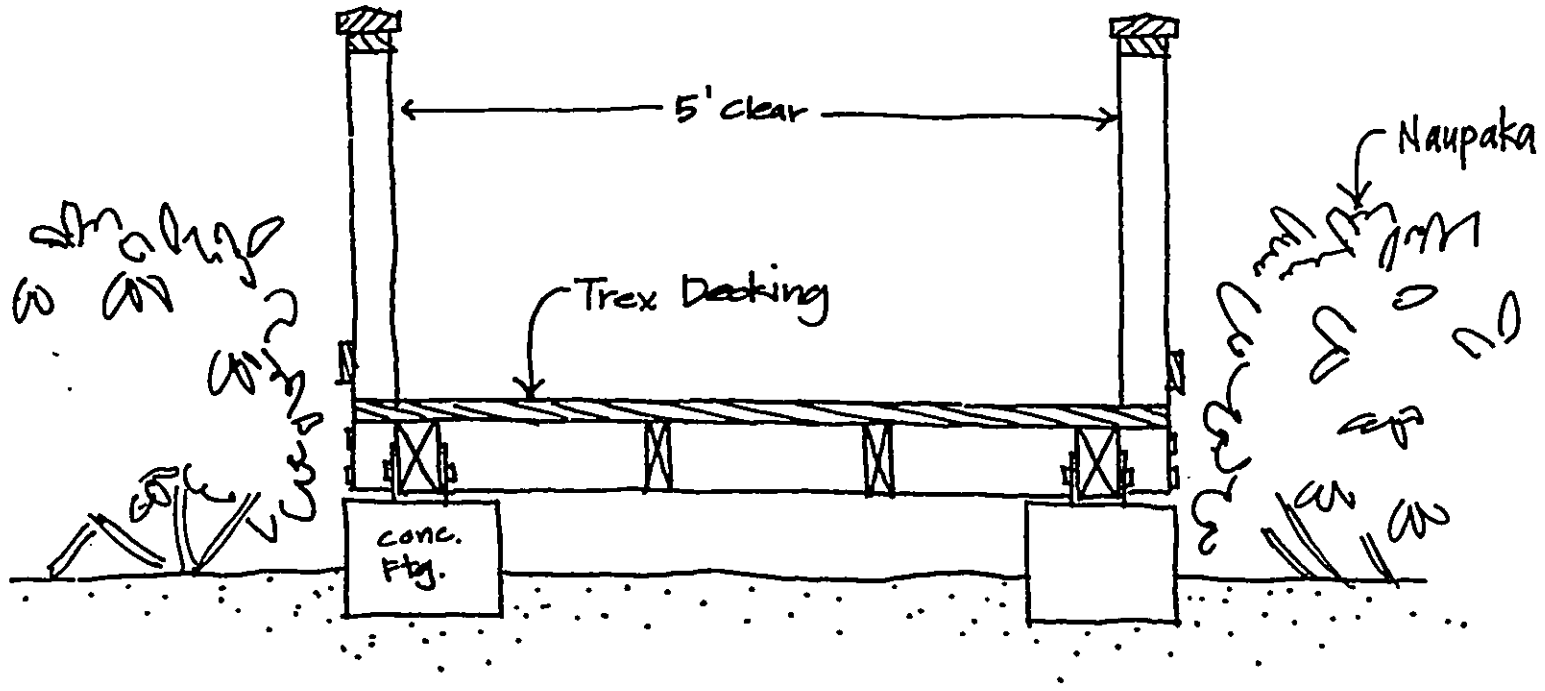


CARETAKER'S COTTAGE



FRONT ELEVATION

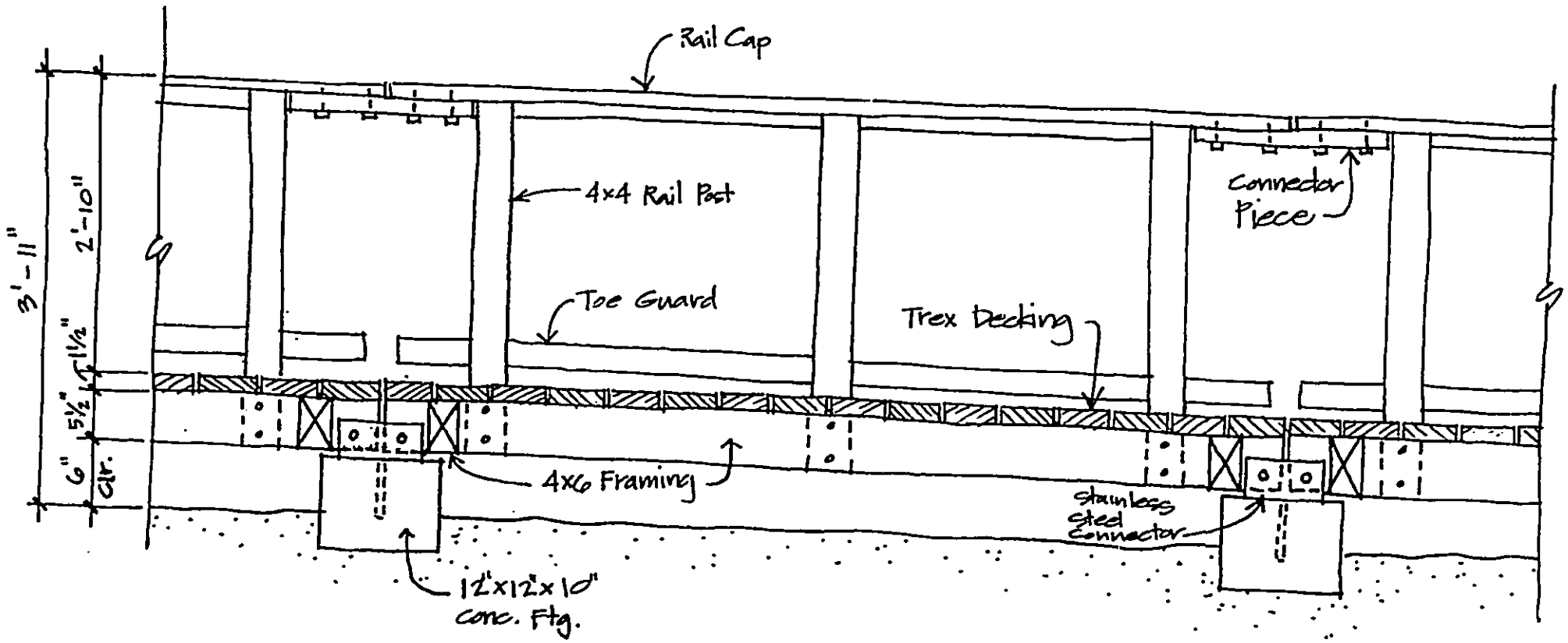
Figure 8 a - Schematic Sketches of Boardwalk



BOARDWALK CROSS SECTION

3/4" = 1'-0"

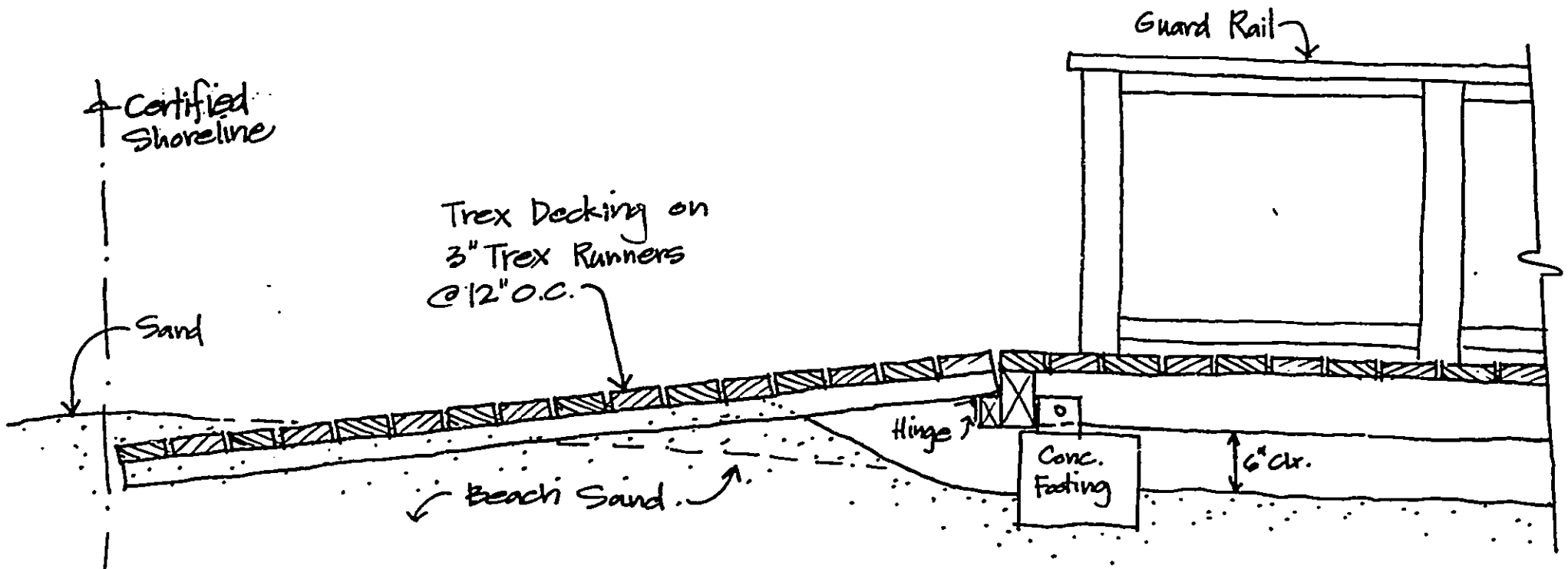
Figure 8 b - Schematic Sketches of Boardwalk



BOARDWALK LONGITUDINAL SECTION

¾" = 1'-0"

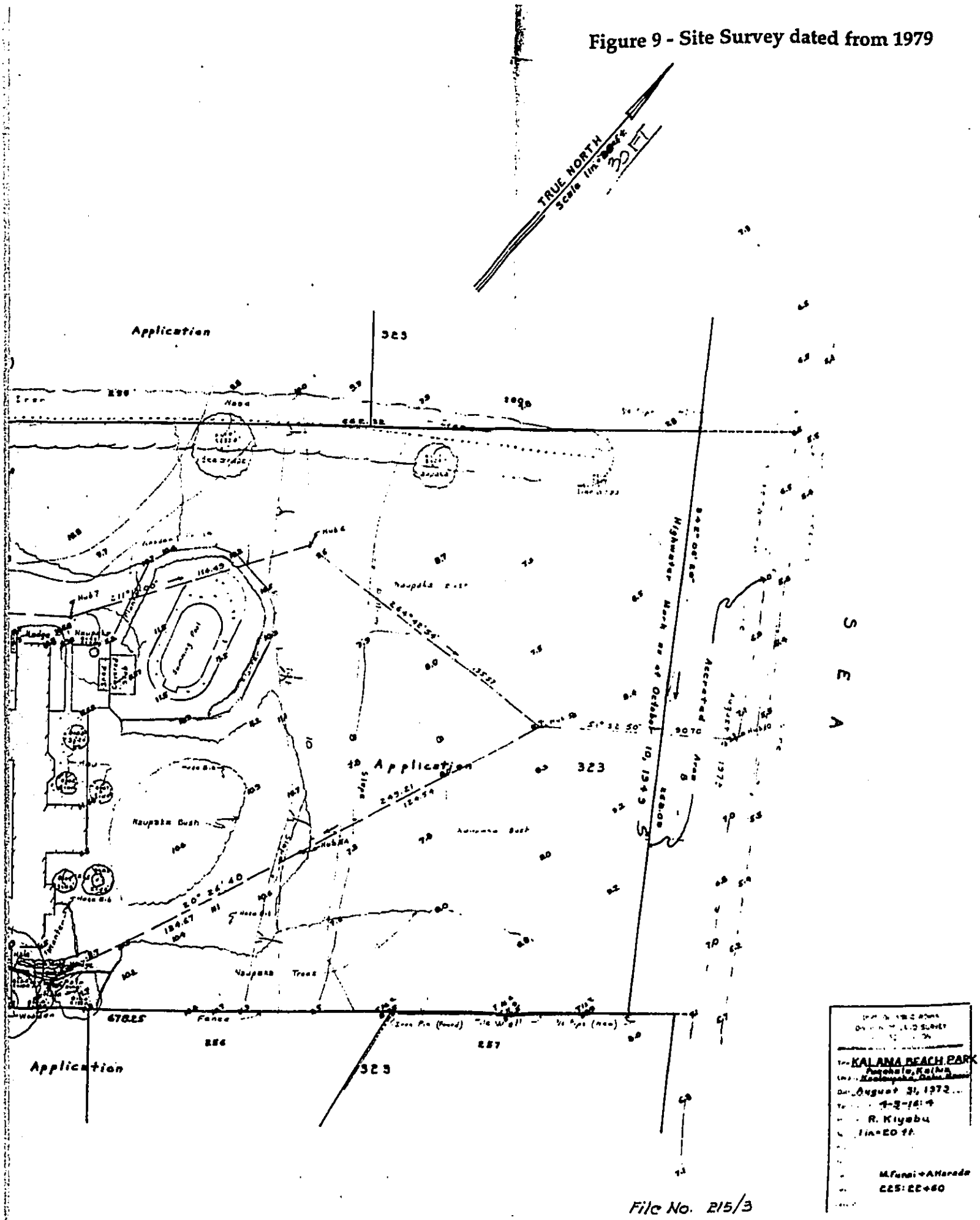
Figure 8 c - Schematic Sketches of Boardwalk

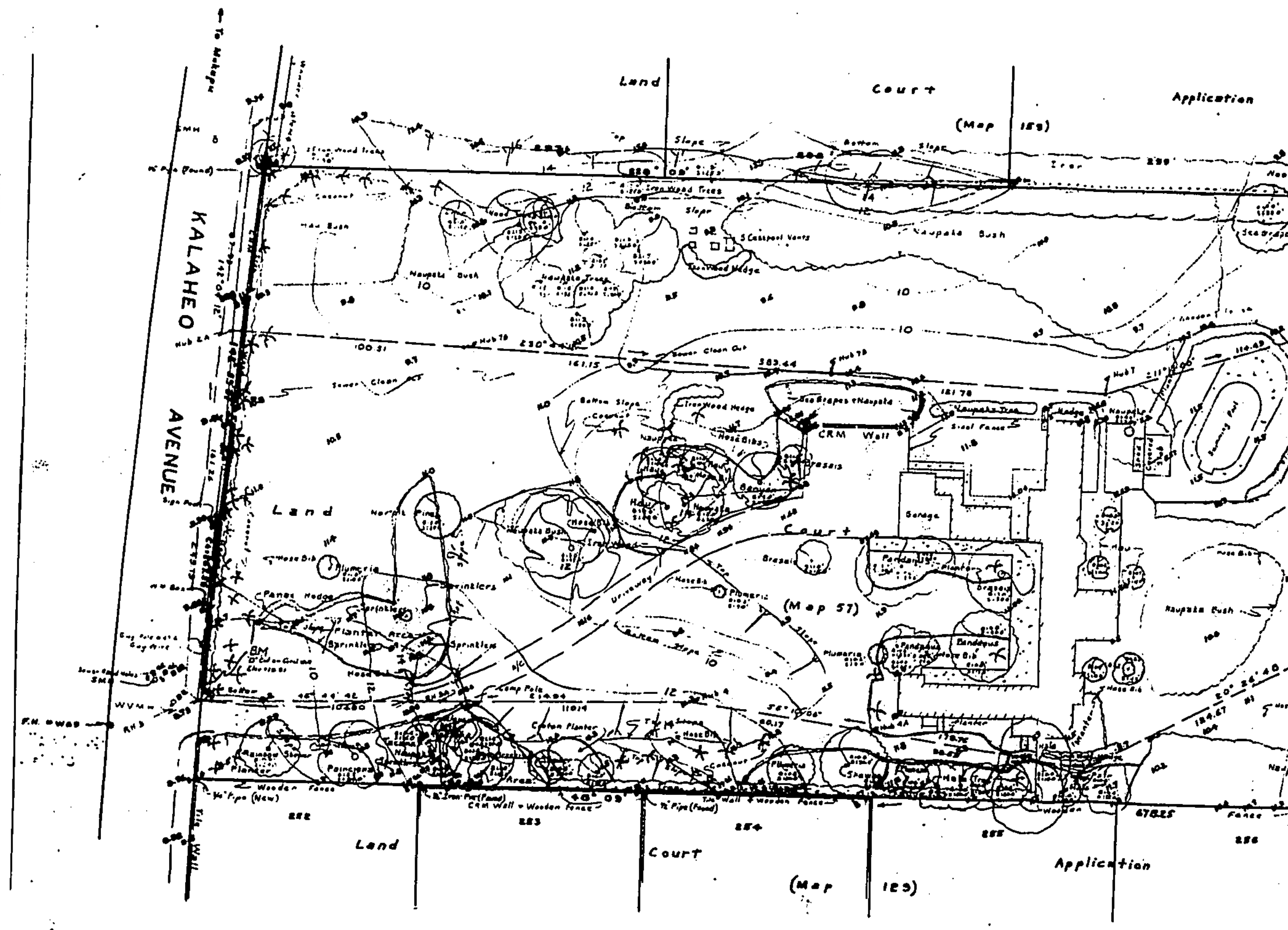


BOARDWALK END SECTION

3/4" = 1'-0"

Figure 9 - Site Survey dated from 1979





Land
Court
Application
(Map 129)
KALAHEO
AVENUE
Land
Court
(Map 57)
CRM Wall
Garage
Swimming Pool
Naupaka Bush
Driveway
Land
Court
Application
(Map 129)

Figure 10: Makai Property and ocean from the makai lanai, c. 1950s

Figure 11: Makai Property with Naupaka fields, c. 1950s

Figure 12: Makai side of the house with Naupaka, c. 1950s

Figure 13: House and mauka lawn, c. 1950s

Figure 14: View of mauka side of park from North Kalaheo Ave.
Figure 15: View of makai side of main house from the shoreline showing shower and comfort station in foreground

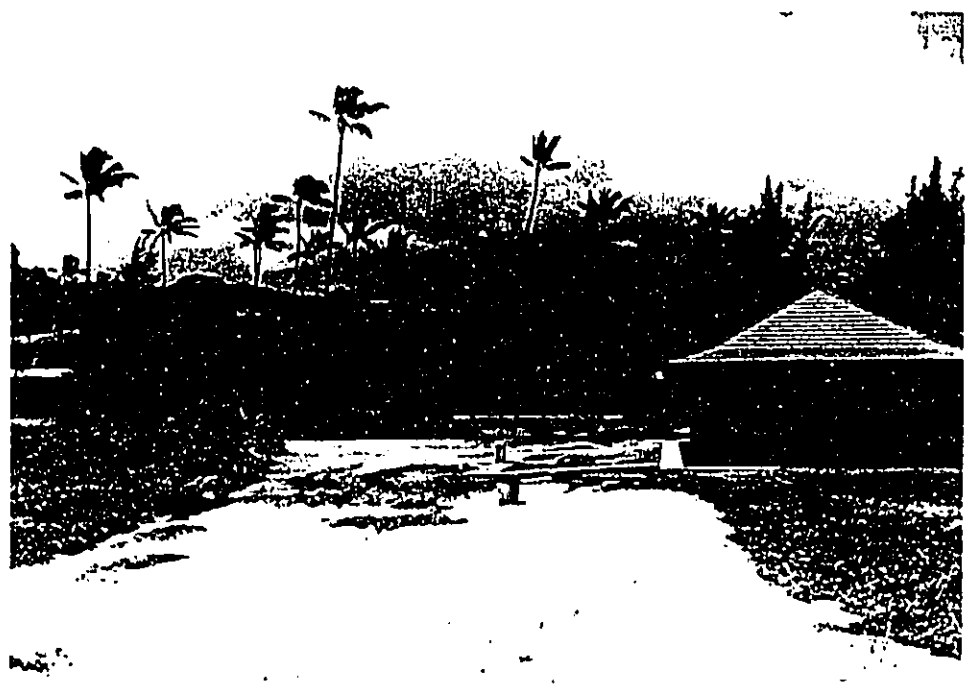


Figure 16: View of ocean from house with Naupaka fields
Figure 17: View of comfort station and shower from makai lanai

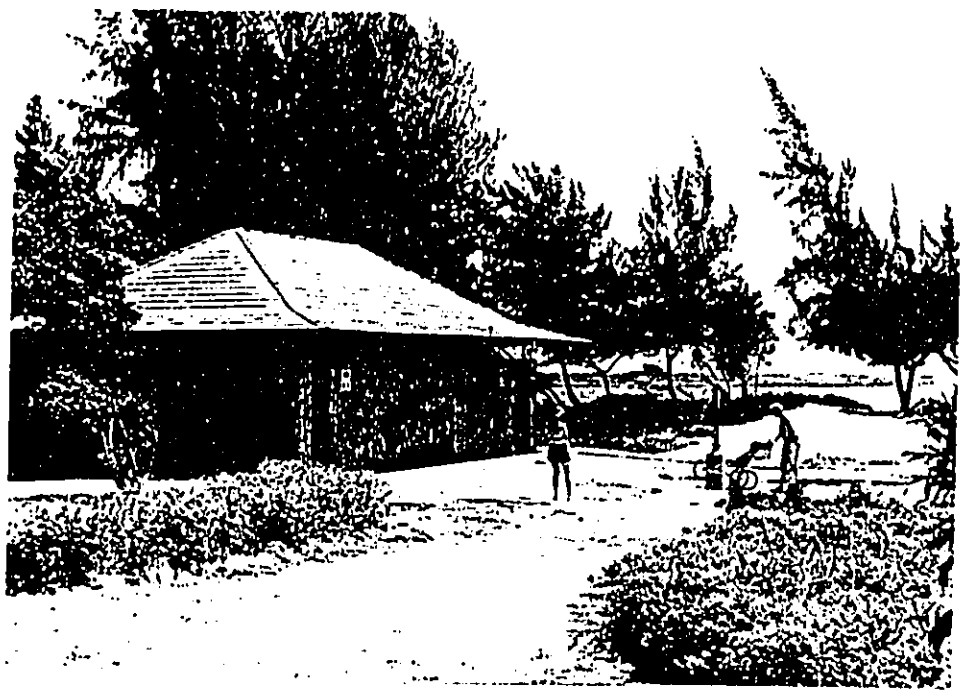


Figure 18: View of sand pathway through the shoreline dune from the comfort station

Figure 19: View of ocean from pathway showing severe erosion of the dune and Naupaka.

Figure 20: View of Caretaker's cottage and chainlink fence from the walkway
Figure 21: View of walkway, chainlink fence, and construction tape barrier.

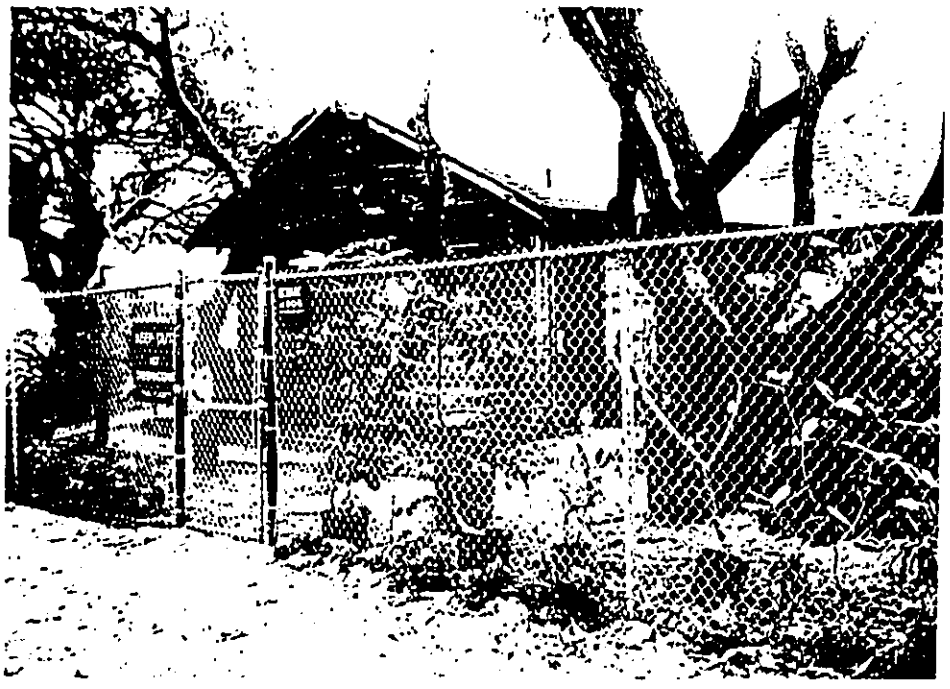


Figure 22: View of grass area between the parking lot and the paved walkway.
Figure 23: View of walkway, and grassed area on the Kaneohe side of the house.